



PUBLIC COMMENT DRAFT
JULY 1, 2024

IVY CITY

SMALL AREA PLAN

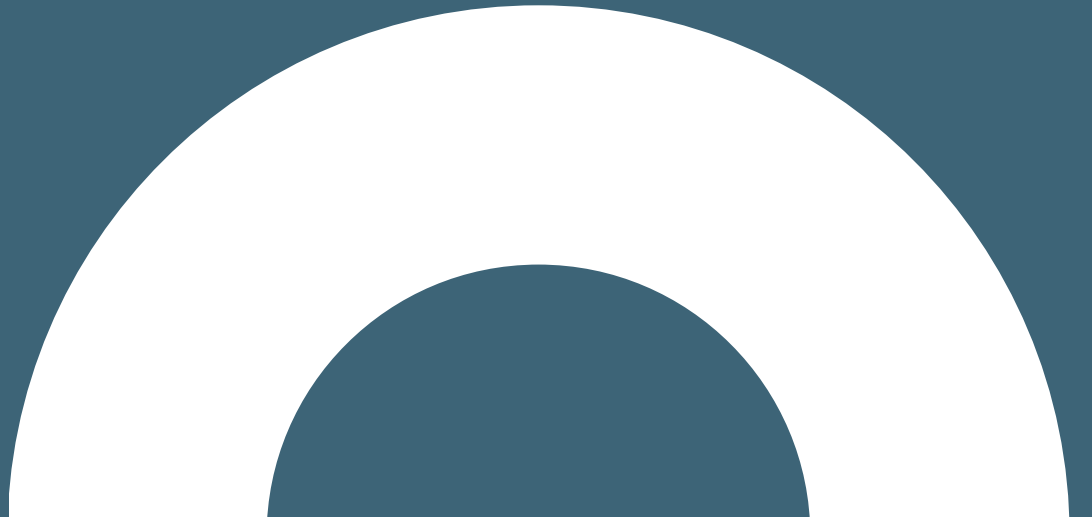
District of Columbia
Office of Planning



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DC MURIEL BOWSER, MAYOR

IVY CITY

SMALL AREA PLAN





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

EXECUTIVE SUMMARY

The Ivy City Small Area Plan (ICSAP) is a guiding document that establishes a long-range, community-guided vision for a thriving and inclusive community that supports long-time as well as new residents and businesses of the historic Ivy City neighborhood. The ICSAP identifies tools, policies, and programs to strengthen the community as it faces economic, demographic, and development changes.

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, as well as arts and maker spaces. Well-lit, well-designed, and well-shaded public spaces will encourage neighbors to gather and celebrate the neighborhood'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 use. OP will also use this Small Area Plan to evaluate adding residential uses to Okie Street NE on the Future Land Use Map for the Comprehensive Plan rewrite starting in 2025.

The Production, Repair, and Distribution (PDR) Land Use Report (2024) examines the industrial land uses in the District, some of which are located in Ivy City. The PDR report focuses on maintaining important industrial uses and guiding how mixed-use PDR land use will enable needed housing and maker space to be built together.

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 expands on existing plans and reports by providing guidance on how to achieve equitable outcomes for all residents and stakeholders. Through implementation, residents will see increased investment for inclusive resources and neighborhood amenities, such as affordable housing and new community gathering spaces, to achieve the vision for Ivy City.

Future development will be guided by recommendations in this Small Area Plan that respond to the housing needs for long-time and new residents; support resilience in light of increased environmental issues, such as flooding and heat exposure; and celebrate Ivy City's history in the community's public spaces.



Mural art painted on
Okie Street NE

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



Housing Opportunity & Affordability



Community Resilience



Public Realm & Urban Design

INTRODUCTION

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



Ivy City 150th Anniversary

WHY PLAN NOW?

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.

This Small Area Plan will guide future growth in Ivy City through multi-year implementation by both the public and private sectors. Community members, advocates, and stakeholders are critical to the implementation process. This plan will be used by:

- **DC Agencies:** to plan capital improvements and programming 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 and Developers:** to understand community priorities and for new projects to create buildings that align with the community's and District's vision

The 2021 Comprehensive Plan identifies Ivy City as an area to prioritize for place-based planning to “consider the reuse of Crummell School, community facilities, green space, and housing among other items” (UNE-2.1.1). The Comprehensive Plan calls for this Small Area Plan through Policy UNE-2.1.1 of the Upper Northeast Area Element and in the Generalized Policy Map. 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 large-scale high density mixed-use buildings along New York Avenue NE towards the smaller-scale moderate density residential buildings south of Alexander Crummell Way (see Figure 1). New mixed-use development will bring thousands of new residents to Ivy City and the surrounding area over the next decades. The ICSAP recommendations approach this growth in an inclusive manner for existing residents of Ivy City.

The ICSAP was first 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

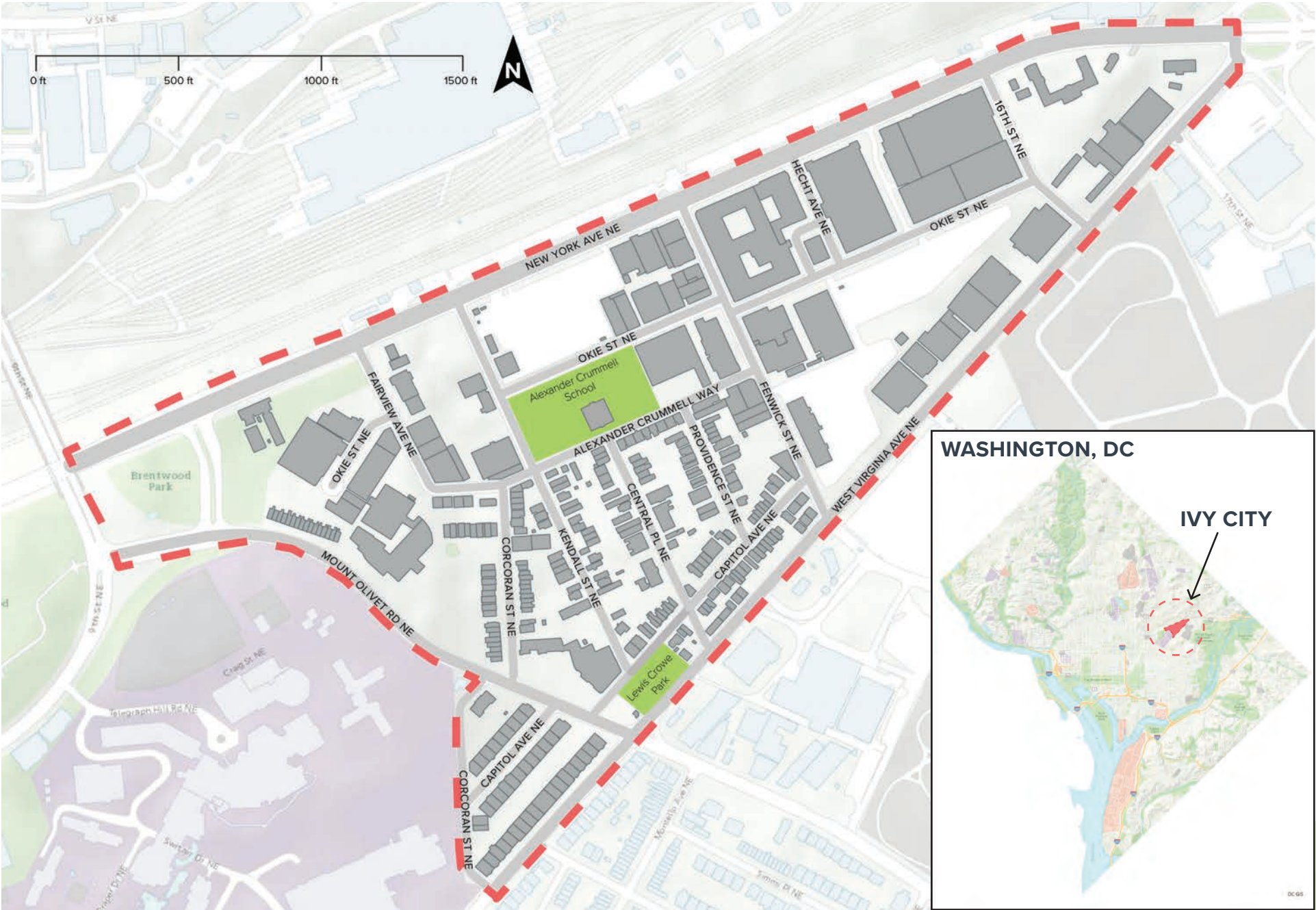
FUTURE LAND USE MAP
Figure 1.

The Future Land Use Map (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.



SMALL AREA PLAN STUDY AREA

Figure 2

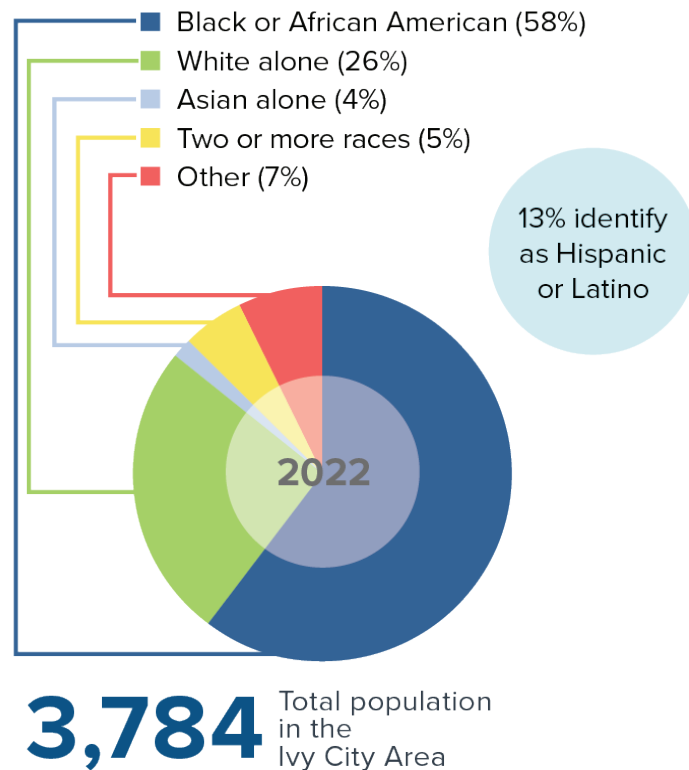


ABOUT IVY CITY

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 Mt. Olivet Road NE to the southwest (see Figure 2).

RACE AND ETHNICITY



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

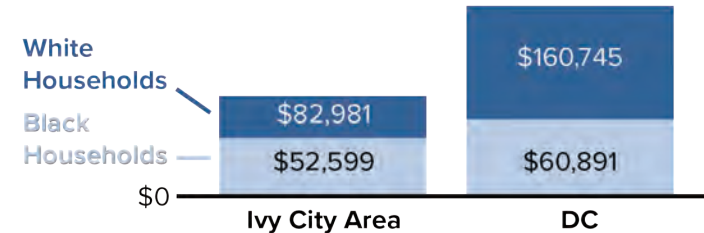
NOTE: The data provided is for Census Tract 88.03, where Ivy City is located. However, this Census Tract also includes nearby development at Union Market and the Gallaudet University campus grounds.

Who Lives in Ivy City?

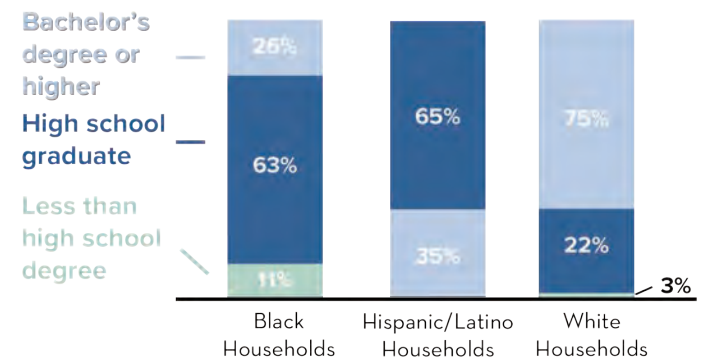
Ivy City is home to about 3,800 residents. The neighborhood is predominantly Black and African American (58%), with thirteen percent of residents identifying as Hispanic or Latino (which may be of any race).

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

MEDIAN INCOME



EDUCATIONAL ATTAINMENT



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 District government expanded New York Avenue NE as a highway. Both changed Ivy City's commercial

PRE-COLONIZATION

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



BEFORE 1850



1790: DC RESIDENT ACT

DC is established as the seat of the federal government.

1835: DC'S FIRST RAILROAD OPENS

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



1850-1874



1873: IVY CITY FOUNDED

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

1891-1895: MAJOR EMPLOYERS CLOSE

The racetrack, a primary employer, closes due to the prohibition of gambling. Soon after, the brick plant closes.



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



The historic Alexander Crummell School in operation.

landscape by encouraging more industrial businesses to locate in the area. Over the years, Ivy City became a neighborhood of Black families with low and moderate incomes surrounded on all sides by industry, Gallaudet University, a cemetery, and the then-segregated white neighborhood of Trinidad.

With a prolonged history of social and environmental injustice, Ivy City residents have advocated for their neighbors and improved conditions in

their neighborhood for many years. Residents successfully lobbied for the opening of the Alexander Crummell School in 1911 to serve Black youths during segregation, organized against the Inner Loop highway designed to cut through the heart of the neighborhood in 1977, and advocated for a recreation center at the now-shuttered Alexander Crummell School site.

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 Hecht Warehouse (Present Day)

1925-1949

1950-PRESENT

1998: LEWIS CROWE PARK CREATED

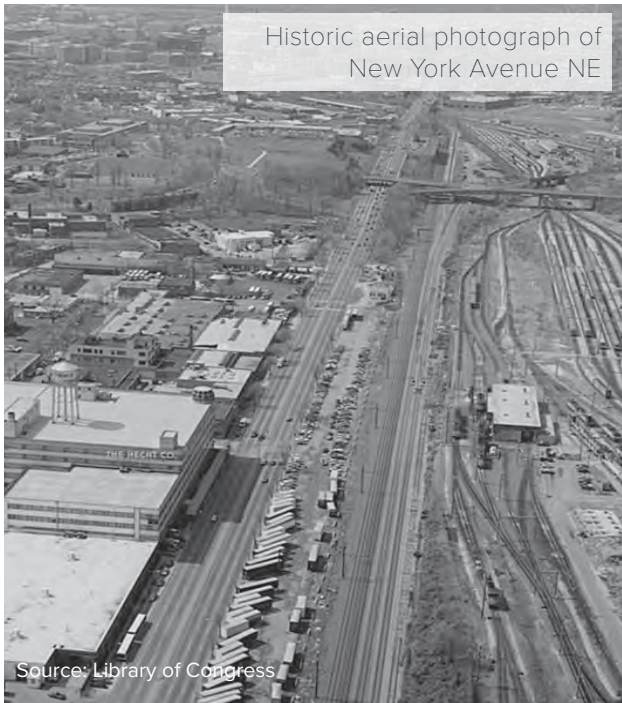
The Western Mews public housing building was demolished due to regular flood damage and associated disrepair. The empty lot was later converted into a park.

2011-2013: NEIGHBORHOOD STABILIZATION PROGRAM (NSP)

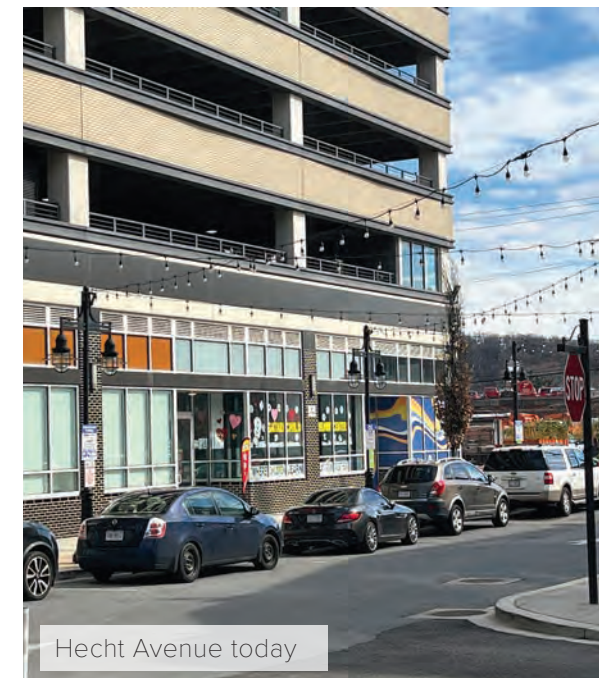
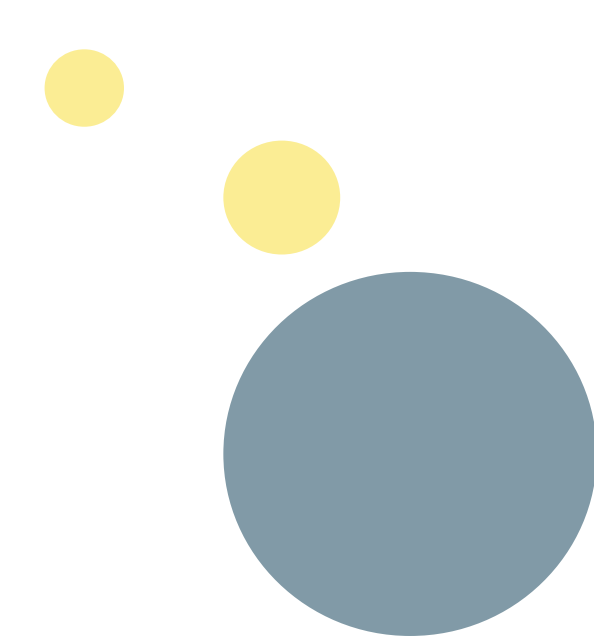
Using federal financing resources, the District focused resources from the NSP program to provide subsidized home ownership to 34 low-income households.

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.



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



COMMUNITY-GUIDED PLANNING PROCESS



Community researchers from the Public Life Study.

DOEE staff tabling at Ivy City Planning Day.

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

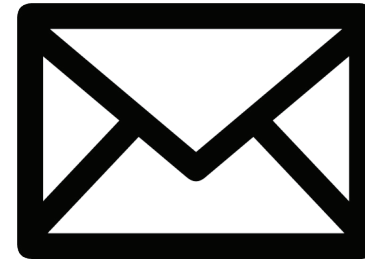
The comments and feedback shared during the engagement process helped directly shape the recommendations included in the ICSAP. Key findings from different engagement touchpoints are included in this section.

ENGAGEMENT SUMMARY

From November 2021 to June 2024, OP conducted 20 engagement events attended by over 240 residents and stakeholders.



60+
attendees
to Ivy City
Planning Day



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



1,000+
flyers hand-
delivered to
homes and
businesses



17
community
researchers
helped with
surveying &
data collection



6 community
office hours
sessions



2 youth-focused
engagements



3 community
walks



4 community
listening
sessions

CENTERING EQUITY

The Comprehensive Plan states that “equity exists where all people share equal rights, access, choice, opportunities and outcomes, regardless of characteristics, such as race, class, or gender.” This commitment to equity sets the foundation for the recommendations of this Small Area Plan. OP developed the ICSAP with considerations for the potential impacts of the social determinants of health, which are defined as the conditions in which people are born, live, learn, work, and play that affect a wide range of health outcomes.

Ivy City is a historically Black neighborhood that has faced the burdens of racial, environmental, economic, and infrastructural inequities that have adversely affected the community’s quality of life. To address these historical challenges, OP’s approach to this Small Area Plan is informed by guidance from the Mayor’s Office of Racial Equity (ORE), which works with all District agencies to apply a racial equity lens to the government’s work.

OP conducted a proactive review with support and guidance from the DC Health’s Office of Health Equity (OHE) to evaluate the potential health outcomes of the Small Area Plan’s recommendations on the Ivy City community. This analysis helped OP refine the recommendations to reduce systemic racial inequities, eliminate race as a predictor of health outcomes, and promote equitable development outcomes in Ivy City.

This racial equity focus has informed the planning process and recommendations in the following ways:

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



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

RECOMMENDATIONS

The following 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.



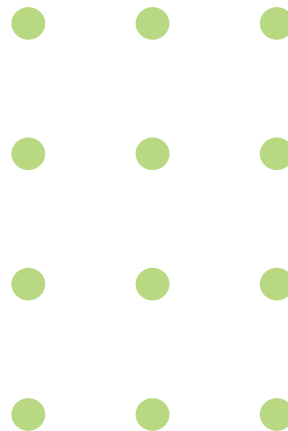
Pedestrian crossing
Okie Street NE.

KEY GOVERNMENT AGENCIES & STAKEHOLDERS

Acronym	Agency/Organization Name
ANC	Advisory Neighborhood Council
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
DPR	District Department of Parks & Recreation
DPW	District Department of Public Works
DSLBD	District Department of Small and Local Business Development
DOEE	District Office of Energy & Environment
HSEMA	DC Homeland Security and Emergency Management Agency
OP	DC Office of Planning
OTA	DC Office of Tenant Advocacy
ORE	Mayor's Office of Racial Equity



Neighborhood walking tour
stop at the Ivy City Clubhouse.



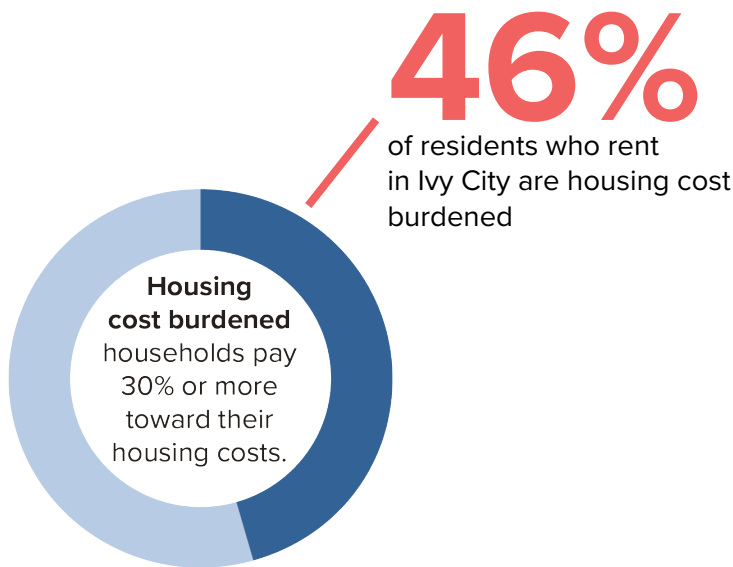
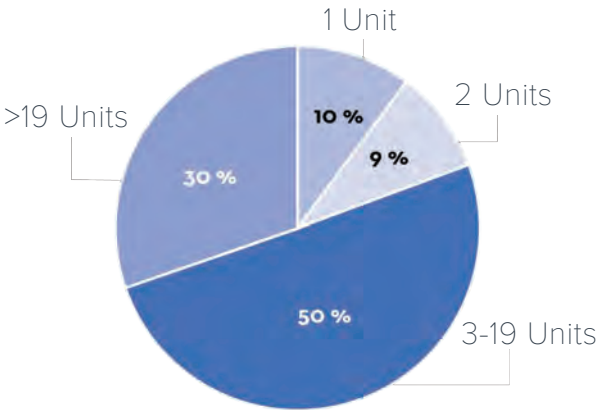
HOUSING AFFORDABILITY & OPPORTUNITY

What the Data Says | Existing Conditions

Ivy City is a relatively small neighborhood, encompassing about 90 acres. The neighborhood includes an area of mostly small-scale residential buildings and recent infill multifamily homes surrounded by a mix of commercial and industrial sites with recently developed mixed-use properties.

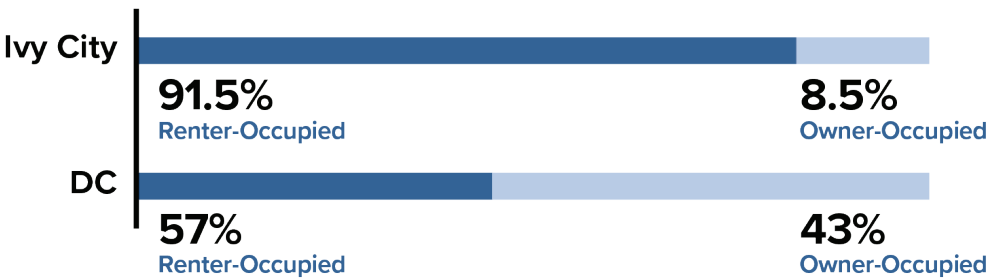
Ivy City has a total of 326 residential properties, half of which are located in small apartment buildings of 3-19 units. More than ninety percent (90%) of Ivy City residents rent their housing. The average rent in the neighborhood is about \$1,800 which is similar in comparison to the District's average.

HOUSING BY NUMBER OF UNITS IN IVY CITY



RENTAL & OWNERSHIP HOUSING

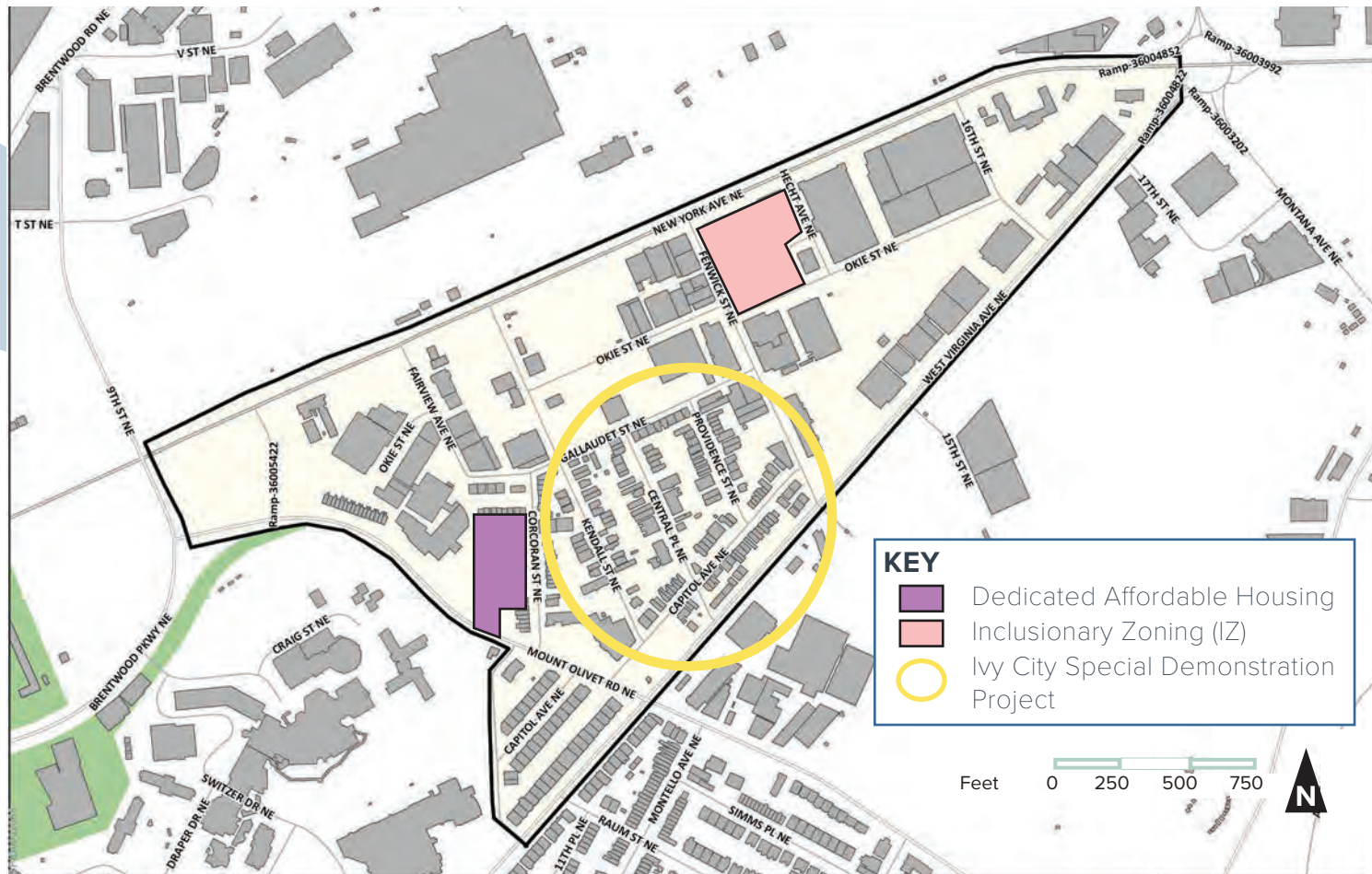
Since 2010, 64 new homes have been built in Ivy City. Only 8.5% are owner-occupied units; the rest are rentals (2022).



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

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 non-profit 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 are still in residence, in a neighborhood that has undergone significant change with rising property values and rents since they acquired their homes.

What's Happening Now | Policies and Programs in Place

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 rezoning properties along New York Avenue NE to enable large apartment buildings that will be home to thousands of new residents.

OP produced this Small Area Plan in response to the community's request for an equity-focused community plan to guide growth and change. Many community members are concerned that they will not benefit from the anticipated development in the area due to displacement and high-price points for commercial uses.

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.



Existing housing types in Ivy City include single- and multi-family houses as well as smaller-scale apartment buildings.

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% to 12.5% 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 zoned for PDR today. On these sites, IZ+ requires that 20% 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 Housing Preservation 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.

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. 25)

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, such as:

- **Housing Production Trust Fund:** A special revenue fund administered by DHCD that provides gap financing for projects affordable to low- and moderate-income households.
- **Small Building Program:** 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:** 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:** 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:** Helps residents with extremely low income pay for housing that meets their needs by capping housing costs at 30% 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 the Faith-Based Development Initiative. These programs **provide financial and technical support to develop potential development sites into affordable housing units** and community facilities.



New residential housing built to maximum allowable height.

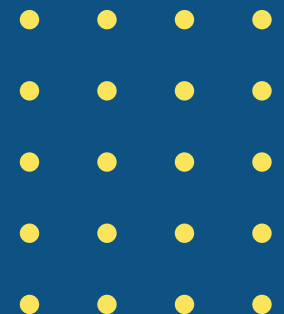
KEY COMP PLAN CONNECTIONS

- 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).



Ivy City will offer attainable and diverse homeownership and rental opportunities that support family and multigenerational households, alleviate cost-burden for vulnerable residents, and reduce risk of displacement.

RECOMMENDED ACTIONS FOR HOUSING AFFORDABILITY & OPPORTUNITY		IMPLEMENTERS
1.1	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.	Property Owners, DHCD
1.2	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
1.3	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
1.4	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





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

COMMUNITY RESILIENCE

What the Data Says | Existing Conditions

The impact of climate change continues to grow across the District. 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 1) heat exposure index including lower amount of tree shade and large amounts of paved surfaces that do not allow storm water to drain into the soil; and 2) heat sensitivity index such as age, median income, and prevalence of health risks, such as asthma and chronic heart disease – all of which increase vulnerabilities for residents of the neighborhood.

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. Poor air quality increases the negative impacts of high surface temperatures during the warmer months of the year. Additionally, limited shade, vegetation, and prominent heat-absorbing surfaces, such as asphalt parking lots, lead to hotter average temperatures than other parts of the District.

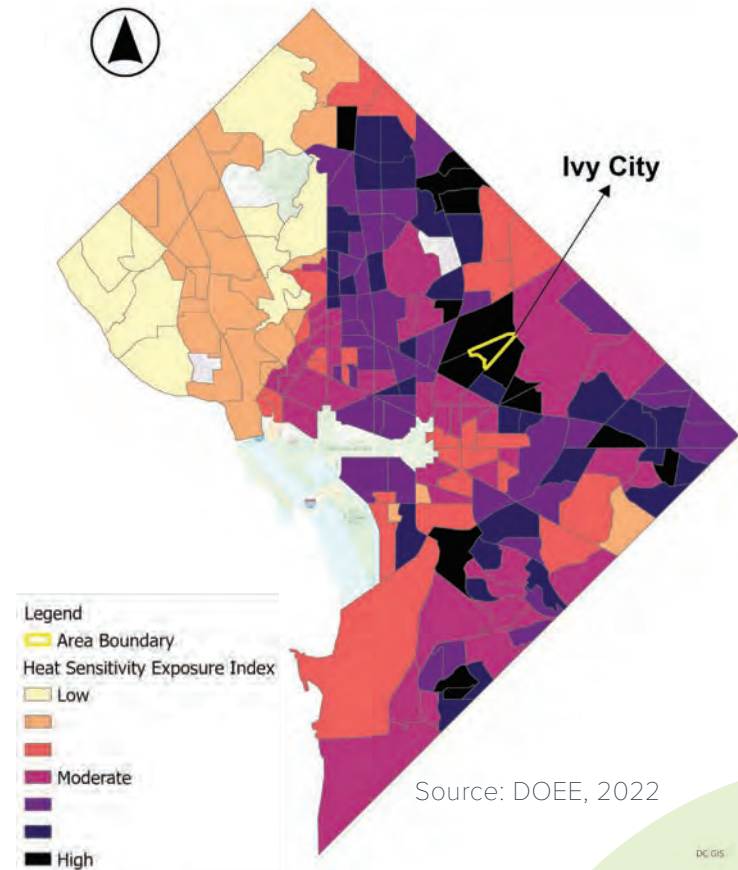
WHAT IS RESILIENCE?

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.

Throughout the plan's engagement process, Ivy City residents voiced concerns about neighborhood health conditions caused by high temperatures, poor air quality, and local industrial properties. Residents face health risks including asthma and other chronic respiratory conditions.

DC HEAT SENSITIVITY EXPOSURE INDEX

Figure 4



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.

KNOWN FLOODING LOCATIONS IN IVY CITY

Figure 5



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 following are important Comprehensive Plan policies that will help 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-11.2).
- 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 | Policies and Programs in Place

The Sustainable DC 2.0 and the Resilient DC plans outline 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 implementation of green infrastructure projects, such as cool roofs, solar shading, and shade trees.

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.

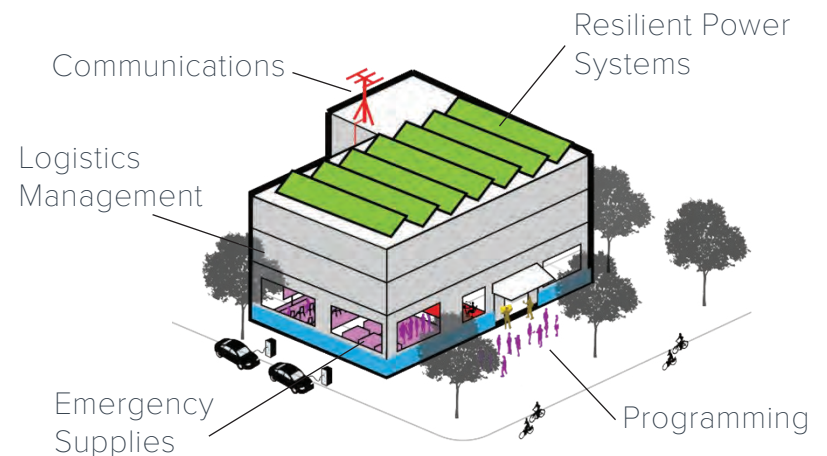


The FH Faunteroy Community Enrichment Center became the District's first Resilience Hub, located in Ward 7.

Source: USDN

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 emergencies. Resilience hubs are open in times of emergency, but also—importantly—during everyday “steady state” periods.



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 makes 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 create additional buffers to strengthen the transition from industrial areas to residential neighborhoods.

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

Actions recommended in this Small Area Plan are encouraged to include collaboration and partnership with local stakeholders (community-based organizations, faith-based organizations, and property owners) to enhance neighborhood access to trees and green infrastructure. Some available resources include:

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

PRODUCTION, DISTRIBUTION, & REPAIR LAND USE REPORT

The PDR Report examines industrial land uses that will inform the upcoming Comprehensive Plan rewrite and updates to PDR zoning. 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	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
2.2	Launch a Resilience Hub within the new Crummell School Community Center. Resources should include a cooling center, housing information resources, and energy resources that support residents during and between emergencies.	DOEE, DGS, HSEMA, DPR
2.3	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
2.4	Implement targeted education and outreach efforts, in partnership with community-based organizations to encourage expansion of tree cover and shading on low-density residential properties and adjacent public spaces.	DOEE, DDOT, Property Owners, Community Partners, DGS, DPR, DCHA
2.5	Expand the use of green infrastructure, such as cool pavements or small-scale solar panels, on existing public lands including the Crummell School, Lewis Crowe Park, and other government properties.	DOEE, DDOT, DGS, DPR, DCHA
2.6	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
2.7	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 Fairfield Ave 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.

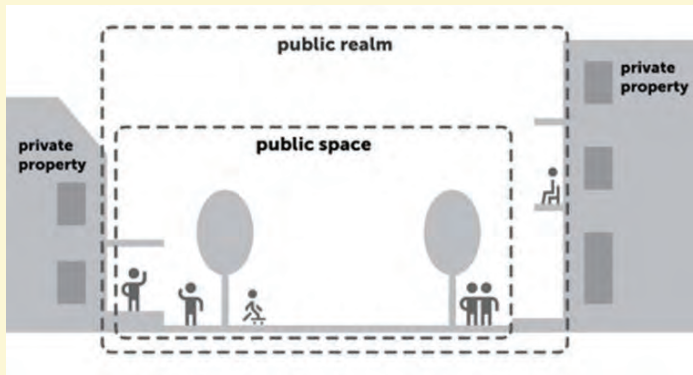
The current quality of the public realm in Ivy City is inconsistent. (See p. 35 for definition of public realm). It reflects private and public disinvestment over time as well as the challenges created by concentrated industrial uses. Long fences and blank building walls are visual eye sores. Narrow sidewalks, missing sidewalk segments, and a lot of utility poles reduce the quality of street experience.

The ICSAP's Public Life 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.

Okie Street NE has the opportunity to become a commercial hub, supported by prospective new buildings with ground-floor commercial spaces along the 1300-block of Okie Street NE and the redevelopment of the Crummell School into a recreation center to increase local foot

WHAT IS THE PUBLIC REALM?

The public realm consists of all publicly accessible areas within a neighborhood. This includes streets, sidewalks, alleys, parks, and storefronts. The quality of the experience of being in the public realm is impacted by the use and design of buildings, quality of the surrounding infrastructure, and by the design of the streetscape itself.



Street mural at Fairview Avenue NE.



traffic. A mix of shops, eateries, and makers of local products could offer residents new shopping and employment opportunities. New street trees and shade structures as part of building redevelopment could support a new, shaded corridor to decrease the urban heat island effect.

The design and use of buildings – both residential and commercial – have a direct impact on how people experience the public realm. 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. 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.



A typical afternoon at 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 supporting the ability of local people to maintain their way of life. In addition, placekeeping serves 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 illustrates how people experience the city.

CRUMMELL SCHOOL RECREATION CENTER

Ivy City residents began to advocate for the property's restoration as a community center soon after the school closed in 1977. In Summer 2023, the Department of Parks and Recreation (DPR) began the design process to transform the 2-acre site into the Crummell Community Center after decades of coordinated community organizing. The project will restore and expand the existing structure and landscape the remaining grounds with recreation and park facilities. Mayor Muriel Bowser included \$30 million in the FY2024-2030 Capital Improvement Budget for design and construction.



Draft rendering of the Crummell Community Center, presented by DGS during a March 2024 community meeting.



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

What is Happening Now | Policies and Programs in Place

District agencies manage programs and initiatives related to the public realm.

DDOT's Public Realm Design Manual sets standards and guidelines for citywide 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)

As a commercial corridor, Okie Street NE may require additional attention to grow to its full potential. To unlock this opportunity, 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. 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)

The recommended actions in this section propose improvements to make the public realm more vibrant and inclusive and provide design principles for cohesive and context-specific future development.

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 any potential negative 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.

WHAT RESIDENTS WANT TO SEE:

- 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

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

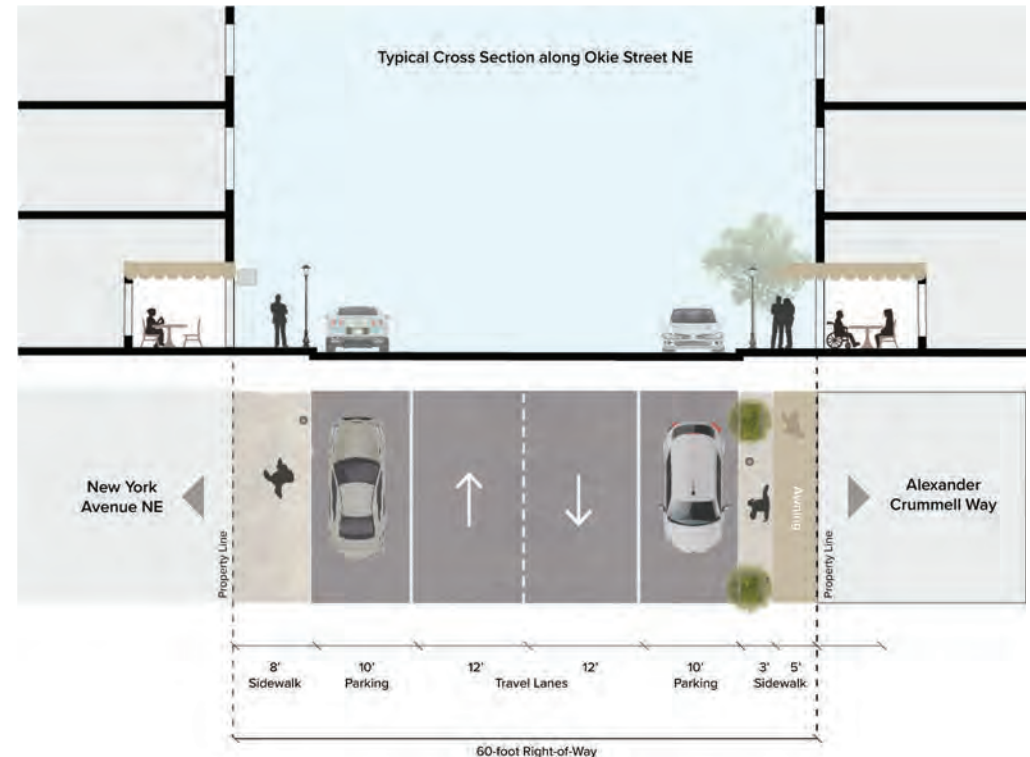
DESIGN PRINCIPLES

- | | |
|----------|--|
| 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. 41

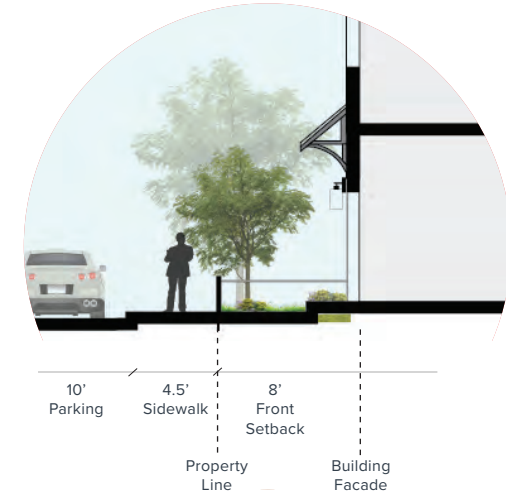
PROPOSED TYPICAL CROSS SECTION OF OKIE STREET NE

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 but excluding the Crummell Recreation Center site), new buildings are encouraged to incorporate a step down from maximum allowable height toward the residential neighborhood

to soften the transition between the larger buildings along New York Avenue NE and the smaller scale character of the neighboring residential zones. New and infill development heights in residential areas should remain moderate, consistent with the existing zoning.



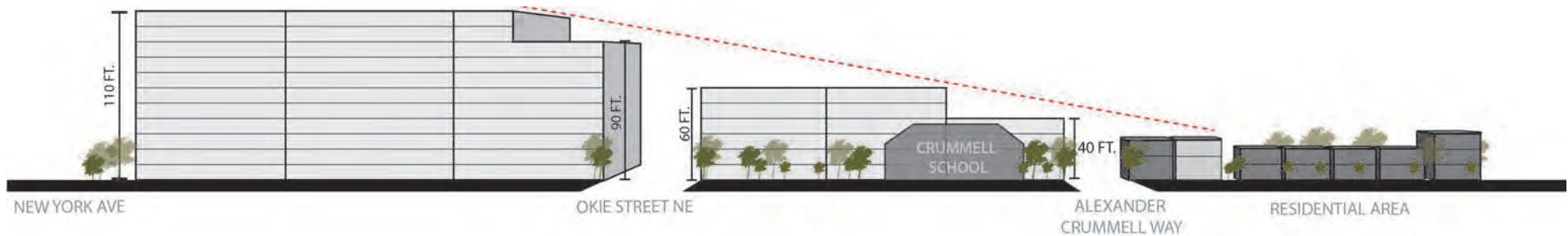
High-density buildings north of Okie Street NE will have active, ground floor commercial spaces facing the neighborhood.



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

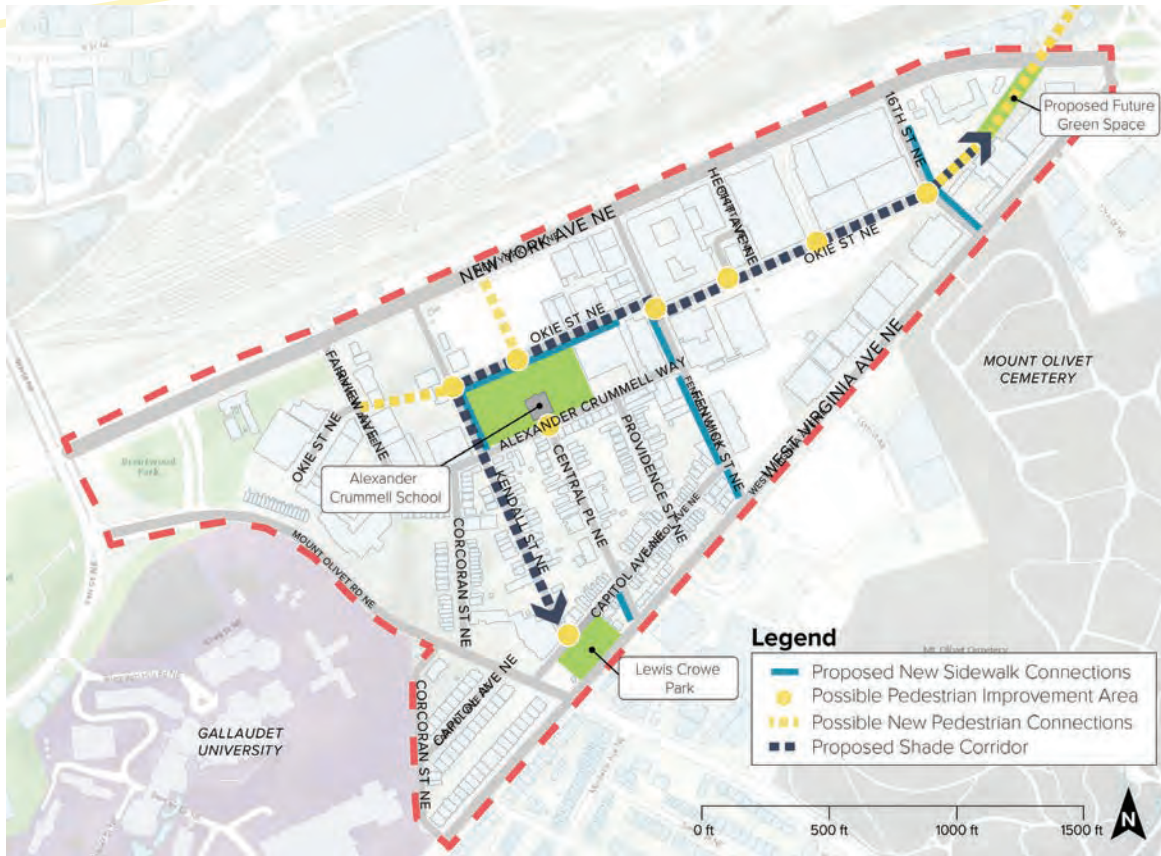


The existing residential neighborhood would remain at a similar scale to preserve the existing urban identity.



PROPOSED PEDESTRIAN EXPERIENCE IMPROVEMENTS

Figure 10



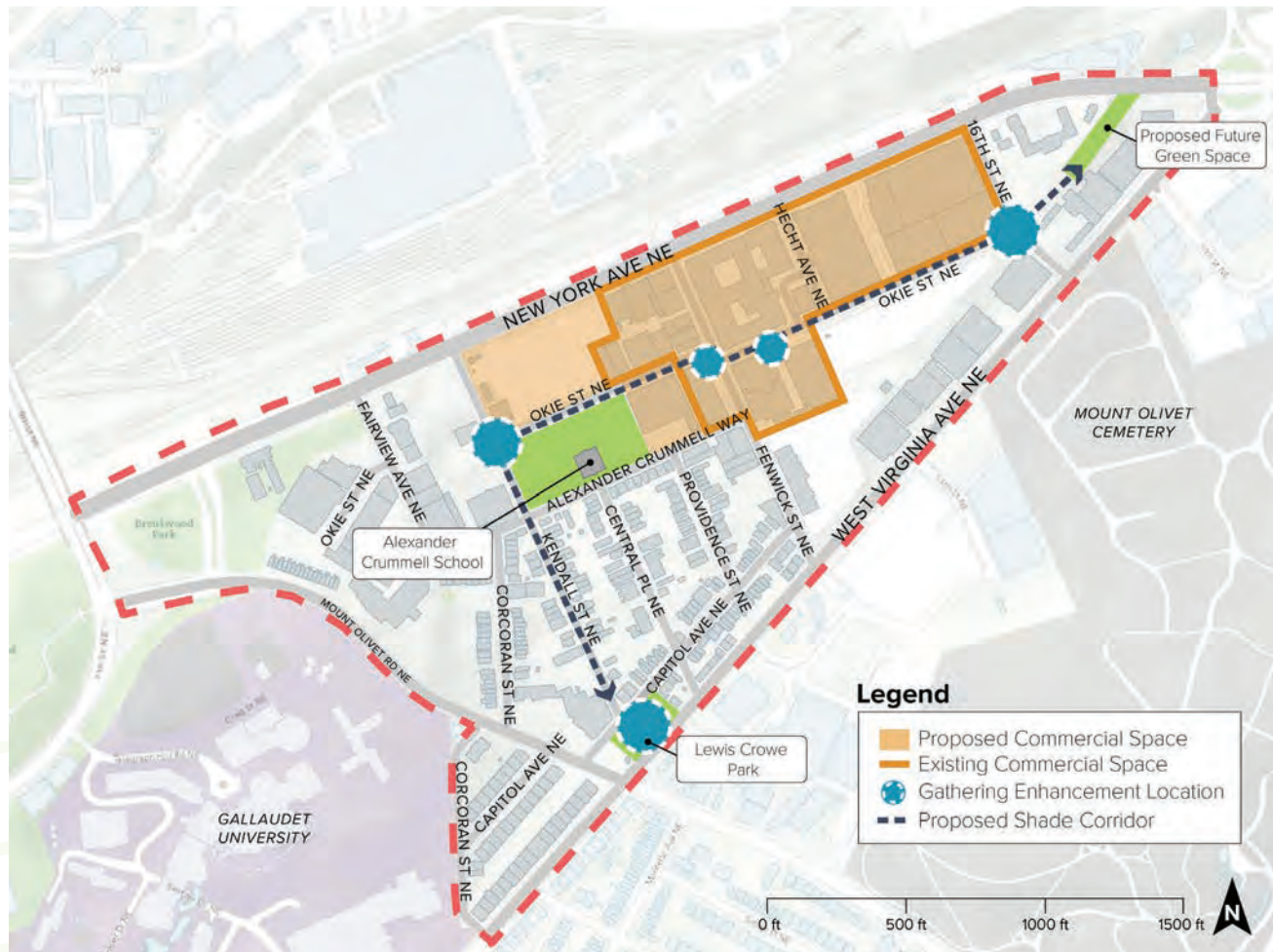
The small size of Ivy City lends itself to walking as a primary mode for getting around. Improved crossings and sidewalk connections as part of new development projects can make it safer and easier to move through the neighborhood.

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"> • 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 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 ENHANCED GATHERING LOCATIONS

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.



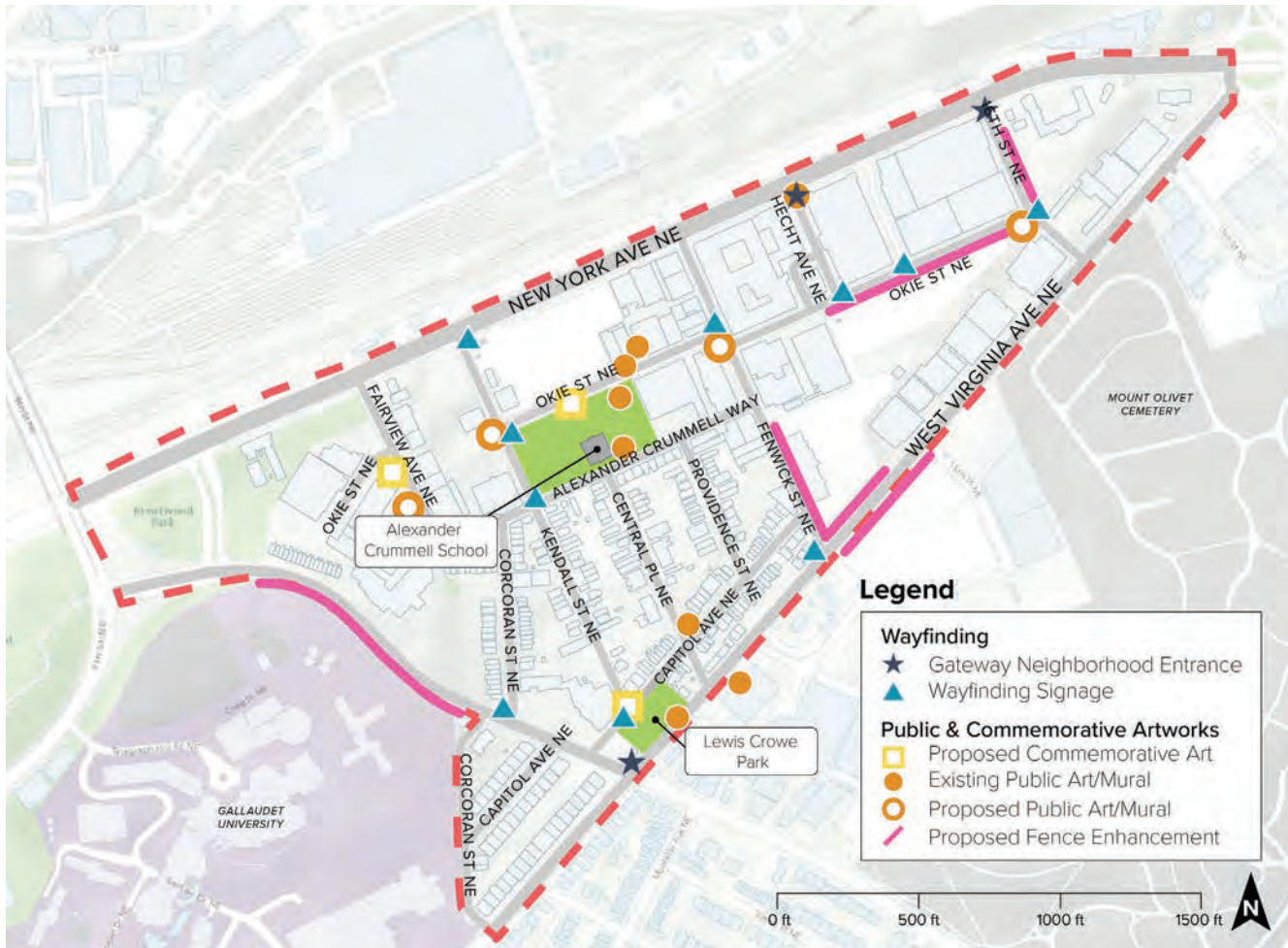
Pocket parks carved into a building footprint create new green spaces.



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

PROPOSED PUBLIC ART & WAYFINDING

Figure 12



Public art can be integrated into existing fencing in Ivy City



Unique street signage and wayfinding design at Eastern Market

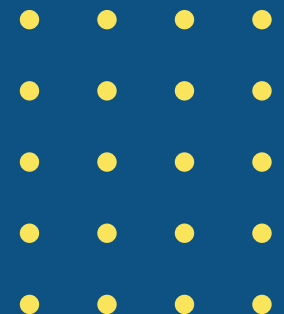
Awareness of the history in Ivy City and the District can be supported through community-led placekeeping strategies, such as implementation of public art and commemorative works. This also defines the unique character of the neighborhood and creates a sense of community. Additionally, wayfinding is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


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		IMPLEMENTORS
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 organization for Okie Street NE to steward public space, placekeeping, and business development. A management organization that includes businesses, residents, and relevant stakeholders will enhance Okie Street NE as the focal point for community-serving retail, services, and gathering spaces. This organization could also establish a clean team to address littering and dumping in public space.	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

**Recommendations continued on p. 45*





RECOMMENDED ACTIONS FOR PUBLIC SPACE & URBAN DESIGN		IMPLEMENTORS
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
3.6	Enhance the pedestrian experience with streetscape elements, such as pedestrian-scale lighting along the corridor and around block corners of side streets. (See Figure 12)	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 cuthrough to Fairfield Ave NE. (See Figure 11)	OP, DDOT, Property Owners
3.8	Support non-standard awning projections in the 1300-block of Okie Street NE up to 18” from the back of curb to assist with heat reduction by casting shade where street trees cannot be installed.	OP, DDOT, DOB
3.9	Explore options to widen sidewalks 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 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. (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.

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.

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.



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

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, 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 discreet and vulnerable populations, advocating for future studies, and participating in public processes for discretionary development applications.



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 helping to implement the Ivy City Small Area Plan's recommendations in future years:

Affordable Housing

- Front Door DC
- DHCD's Consolidated RFPs
- Housing Equity Report (2019)
- Housing Production Trust Fund

Business Development

- Makers & Creatives Toolkit
- Starting A DC Business

Development and Zoning

- DC Interactive Zoning Map
- DC Zoning Handbook
- Future Land Use Map

Historic Preservation

- 'Apply for Historic Designation' Web Page

Public Space Activation and Design

- Commemorative Works Program
- Our City, Our Spaces!
- Public Space Activation & Stewardship Guide
- Public Realm Design Manual Sustainability
- Building Energy Performance Handbook

DEVELOPMENT 1-PAGER

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	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. (Rec 1.1)
	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 1.2)
	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 1.3)
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 add a cooling community benefit where publicly maintained interventions cannot fit within the narrow right-of-way. (Rec 2.3)
	Implement targeted education and outreach efforts, in partnership with community-based organizations to encourage expansion of tree cover and shading on low-density residential properties and adjacent public spaces. (Rec 2.4)
Public Realm & Urban Design	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. (Rec 3.7)
	Explore options to widen sidewalks to accommodate new tree boxes along the 1300-block of Okie Street NE as part of an effort to create a networked shade corridor and enhance the future retail environment. (Rec 3.9)
Design Principles	Encourage new development and redevelopment of residential, commercial, and industrial properties to follow guidance from the Design Principles (pp. 40-45). The principles were developed to better reflect community values in changes to the local urban fabric.

ACKNOWLEDGEMENTS

Community Partners

EmpowerDC
Friends of Crummell School
Bethesda Baptist Church
Trinity Baptist Church
Ivy City Masjid

District of Columbia Council

Councilmember Zachary Parker, Ward 5

District Agency Partners

Department of Energy and Environment
Department of General Services
Department of Health
Department of Housing and Community Development
Department of Parks and Recreation
District of Columbia Housing Authority
District Department of Transportation
Homeland Security and Emergency Management Agency
Mayor's Office of Racial Equity

Advisory Neighborhood Commission 5D

Sebrena Rhodes, SD02

Consultant Support

LINK Strategic Partners
Nspiregreen, LLC



PUBLIC COMMENT

Thank you for reviewing the Public Comment Draft of the Ivy City Small Area Plan (ICSAP).

A public comment period to review the ICSAP Public Comment Draft is open from July 1st to August 16th, 2024. During the public comment period, written comments are encouraged and can be submitted in the following ways:

- Online at the project web page: <https://publicinput.com/ivycitysap>
- By email sent to IvyCitySAP@publicinput.com
- By US postal service sent to:

*DC Office of Planning - ICSAP Project Team
1100 4th Street SW Suite E650
Washington, DC 20024*

OP will hold a public hearing from **10:00 - 12:00pm on Saturday, August 3rd, 2024**, at the Trinity Baptist Church located at **1814 Central Place NE**. This will be an opportunity to share comments about the Ivy City Small Area Plan in person; all comments will be recorded for the public record. Information about available language interpretation is available on the project web page. If you need assistance signing up to speak, please contact the project team.

Hard copies of the ICSAP Public Comment Draft are available for review at the following locations:

- Trinidad Recreation Center: 1310 Childress St NE
- Ivy City Clubhouse: 1832 Central Pl NE
- Hecht's Warehouse Building: 1401 New York Ave NE
- Trinity Baptist Church: 1814 Central Place NE
- Ivy City Masjid: 2001 Gallaudet St NE

Contact Us

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District of Columbia
Office of Planning



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