

IVY CITY SMALL AREA PLAN

COMMUNITY WORKSHOP REPORT

MARCH 2024

District of Columbia
Office of Planning

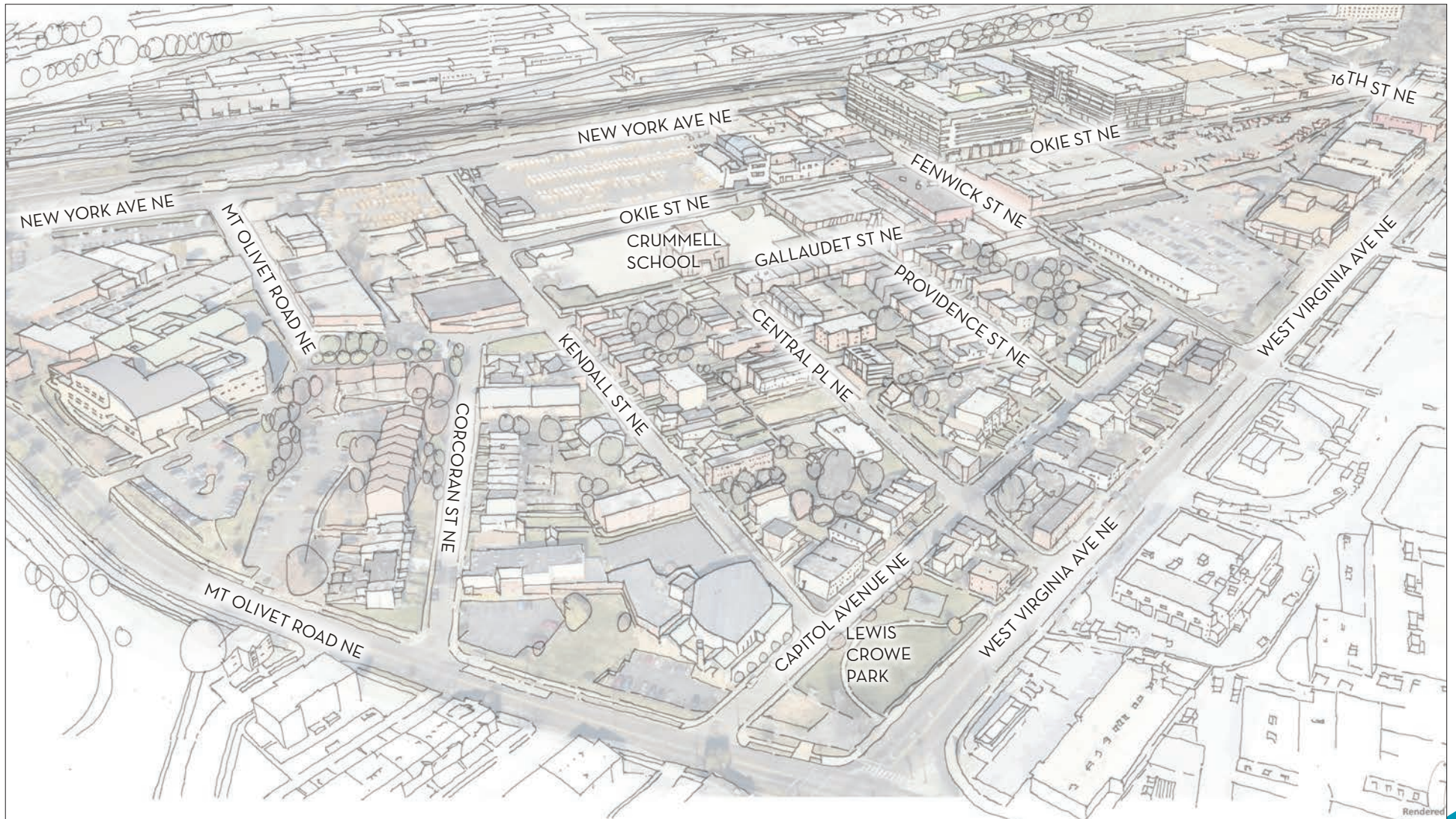


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SMOKFIREHOUSE

MARKET





INTRODUCTION

ABOUT THE COMMUNITY WORKSHOP

Staff from the Office of Planning hosted an interactive community workshop on Saturday, March 23, 2024 at Trinity Baptist Church. The two-hour event included a presentation that reviewed the planning process and existing conditions in Ivy City. Themed, interactive stations created space for participants to review the plan findings to date and offer feedback and suggestions.

Each station focused on a different component of the plan: Housing Affordability, Public Space and Design, and Resilience and Health Equity.

Participants shared comments and feedback relating to each category. Over 20 neighbors and stakeholders participated in the event.

The next pages summarize the input that the community provided during the workshop. Stakeholder comments and input will inform the development of the Ivy City Small Area Plan's final recommendations.

PROJECT TIMELINE





IVY CITY SMALL AREA PLAN GOALS

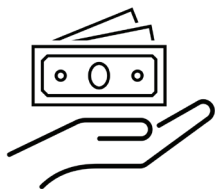
FEEDBACK THEMES

The Ivy City Small Area Plan has three goals: increase housing affordability, enhance the public realm, and improve resiliency. Community members provided input that falls into six primary themes: residential character, affordability, main street revitalization, community placemaking, the pedestrian experience, as well as resiliency.



RESIDENTIAL CHARACTER

Keep the neighborhood unique! Retain a variety of residential styles and options. Housing mix should include single family, townhouse, low rise walk-ups. We can achieve that through a variety of frontage options including changes in color, texture, with amenities such as awnings, window boxes, trees for shade. Limiting the amount of flat front facades can help to keep the unique building diversity for which Ivy City is known.



AFFORDABILITY

Ensure the community redevelops so that there is space for current residents and that housing costs remain reasonable and affordable for most residents who are currently living in Ivy City. Keep Ivy City – Ivy City!



MAIN STREET REVITALIZATION

Let's reinvigorate Okie - Reimagine Okie Street NE as a bustling and inviting place with no vacant store fronts. This street should reflect the close-knit nature of Ivy City and its significance as an economic hub. As a main thoroughfare, Okie can continue to promote and grow its commercial center.



COMMUNITY PLACEMAKING

Reinforce the neighborhood placemaking. Enhance the public realm to create safe walkable streets, invite open spaces, and incorporate shade via plantings or structural canopies.



PEDESTRIAN EXPERIENCE

Make Ivy City more walkable – Complete the sidewalk pattern to ensure safe, ADA-accessible walking routes, especially at street corners and crosswalks. Provide a comfortable walking experience and safe network to access the public spaces along Okie Street NE, Crummell School and Lewis Crowe Park. Safely connect Ivy City to surrounding neighborhoods and improve the safety experience along the busy New York Avenue NE corridor.



RESILIENCY (INCLUDING PARKS, GREEN SPACE & SHADE)

Energize the green spaces of Ivy City - Add vibrant programming, incorporate more plant material, improve site conditions and in doing so, use techniques that will mitigate flooding, cool the community, and improve air quality.

WORKSHOP STRUCTURE

The three interactive workshop stations centered on the themes of Housing Affordability, Public Space and Design, and Resilience and Health Equity. Staff from several District agencies and project consultants facilitated conversations with community members who rotated through the stations.

Participants at each station used colored dot stickers, sticky notes, written comments, and comments shared with staff notetakers to indicate preferences for different aspects of each station's themes. Participatory boards with focused questions and examples (as shown on the left) helped guide the discussion. The following pages summarize comments and feedback received during these activities.

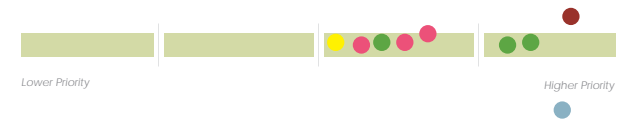
Station: Residential Urban Design

Place a dot on each scale to indicate thoughts about housing preferences

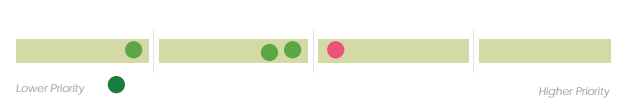
Building Style (What physical style do you prefer to see?)



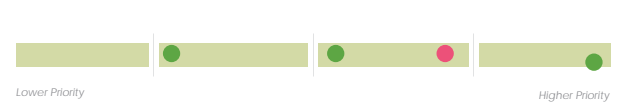
1 Traditional



2 Contemporary



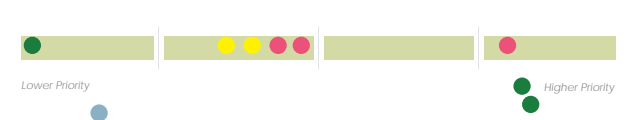
3 Industrial



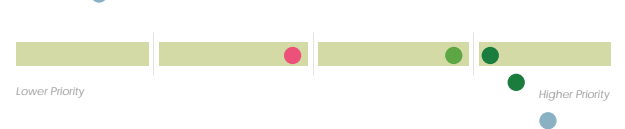
Building Type (How do you envision new development looking like?)



1 Single-Family Detached



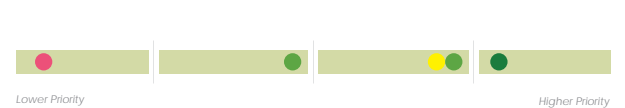
2 Townhomes



3 Walk-up Apartments



4 Apartment Building



RESIDENTIAL CHARACTER AND URBAN DESIGN

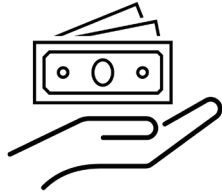


During the community workshop, attendees raised proposed changes to the residential areas as a key issue. Residents suggested that the residential character should encompass a variety of housing types, including single-family detached homes and townhomes. Some noted that townhouses with fences, small yards, and features such as balconies or decks would be especially appealing for young families.

Discussions about building design and style identified preferences for traditional and industrial-style architecture. Participants emphasized the importance of nearby green spaces, including small parklets and green areas where community members can gather and interact. Trees and other forms of shading, such as awnings, artistic shade sails, and structures like arbors and small porticoes, were highlighted as desirable features. Multiple participants noted the value of active outdoor spaces to foster community engagement and enhance the neighborhood's livability.



AFFORDABILITY



The community strongly emphasized the need for continued availability of affordable housing in Ivy City. Residents expressed a preference for property ownership and saw it as a way to foster longer-term commitment and stability within the community. Some residents were concerned that people who rent their housing in Ivy City frequently have to move to other communities to find housing they can afford, and that this dynamic creates uncertainty for current residents.

Programs like the the District's Tenant Opportunity to Purchase Act (TOPA) and the Housing Preservation Fund exist to stabilize and create more affordable housing, but few participants seemed aware of these and other programs when discussed with staff.





MAIN STREET IMPROVEMENTS

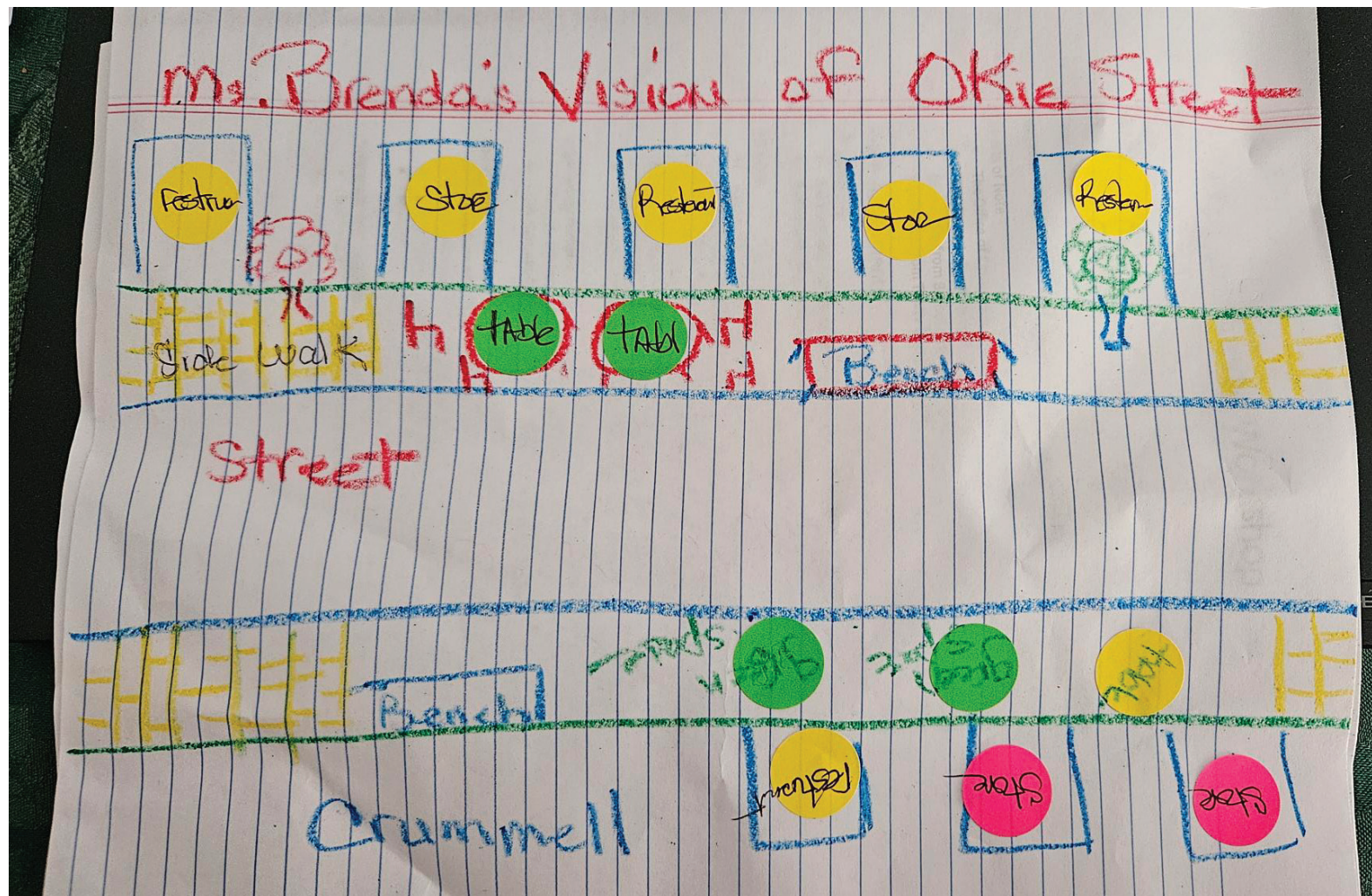


Community members voiced that Okie Street NE presents a prime opportunity to introduce new businesses and character to Ivy City. There's a strong desire for redevelopment efforts to cater to the existing community's needs, including the encouragement of public activities like those offered by the Ivy City Smokehouse, casual social experiences, and the provision of essential goods like high-quality fruits, vegetables, and staple groceries.

Community feedback emphasized the need to ensure Okie Street NE serves to unite the community, provide basic employment opportunities, and offer benefits to neighboring areas through business growth. Some participants raised concerns about the potential downsides of popularity, such as new pressure on street parking in residential zones, large crowds, excessive noise, traffic congestion, and litter.

Participants shared ideas for physical improvements to a reimagined main street, such as public seating and seating that creates conversation to improve the sense of community. Feedback reflected a desire for a welcoming, mixed-use space with active public areas and attractions for current residents.

When asked about designs styles, participants showed a preference for a mix of traditional and contemporary architectural styles for mixed-use buildings. They highlighted street trees as a key element for shade, in addition to parklets along the roadway to offer seating and shelter adjacent to businesses.



COMMUNITY PLACEMAKING



Placemaking is a way to strengthen the connection people have with the places they share. It can maximize the value of a place to the community and ensure the places are well used.

Residents overwhelmingly expressed a desire for a friendly, open community atmosphere that cultivates spaces where neighbors feel valued and can collaborate to enhance the quality, safety, and meaningfulness of their home environment. Many participants believe parks, a central main street, places of worship, shopping areas, and community entranceways should continue to foster a warm and welcoming neighborhood.

Residents showed a strong preference for parks that offer diverse recreational opportunities, including water features and engaging programming. Participants also shared an interest in neighborhood entrances with softer, more inviting appearances that express community identity.

Community member shared positive reactions to the public art murals on the buildings along Fairview Avenue NE, and some residents asked for more art to be incorporated into the community around the Crummell School site and along Okie Street NE and Lewis Crowe Park. In addition to more art, participants also expressed interest in art that highlights Black artists and community members and opportunities for art that can be swapped out to keep the installations engaging.

Station: Public Realm

Place a dot on the examples that you prefer in each section below.

Seating



1. Traditional Seating



2. Tiered Seating



3. Artistic Seating



4. Curvy Seating

Public Art



1. Murals



2. Lighting



3. Ground Murals



4. Sculptures

What kind of elements would you like to see commemorated as historical public art?

Green Spaces



1. Street Trees



2. Rain Gardens or Bioretentions



3. Recreational Spaces



4. Community Gardens

Ivy City Small Area Plan





PEDESTRIAN EXPERIENCE



Community members expressed an interest in a completed sidewalk network and a safer walking experience. Participants emphasized the importance of walking to better access:

- Transportation options like the public bus system, Capital Bikeshare, and Uber and Lyft services.
- Shopping, stores, and services.
- Recreation services like the parks, playgrounds, gyms, and similar.
- Exercise.


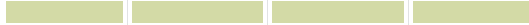












Residents identified the need for improvements on the sidewalk network along West Virginia Avenue NE and Fenwick Street NE. The sidewalk is missing or incomplete, and makes navigating the sidewalk in this area is a challenge.

The community also advocated for a main street that provided opportunities to walk from shop to shop and that Okie Street NE should remain open, inviting, and interesting.

Pedestrian Experience

Place a dot on each scale to indicate your preferences.

Street Amenities

Shading			Lower Priority	Higher Priority
			Lower Priority	Higher Priority
			Lower Priority	Higher Priority
Vegetation			Lower Priority	Higher Priority
			Lower Priority	Higher Priority
			Lower Priority	Higher Priority
			Lower Priority	Higher Priority

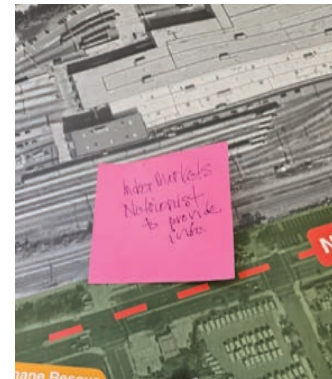
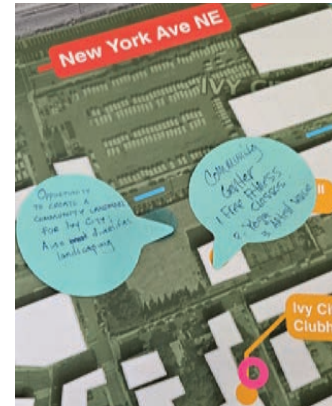
Pedestrian Experience

Place a dot where you would like to see the amenities.



Ivy City Neighborhood Small Area Plan

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PARKS, GREEN SPACE, SHADE, AND RESILIENCY

In Ivy City, open spaces such as Lewis Crowe Park and the Crummell School site hold valuable potential. These areas, each with unique attributes, present opportunities for transformative green space development that can foster greater community engagement and enjoyment. Across both sites, residents expressed an interest in multifaceted programming that caters to a range of ages and interests including music, fitness, and educational workshops focused on nutrition and healthy living.

Lewis Crowe Park

Residents praised Lewis Crowe Park for its amenities, including playgrounds, pathways, seating areas and open spaces that create a sense of community. Suggestions for improvement included the addition of more trees and vegetation that would beautify the park and enhance its welcoming atmosphere and shade. Some noted that more regular maintenance of fences and walls could uplift the park's atmosphere. There is also a desire for increased programming that caters to all ages, including activities like yoga and children's events. Many comments focused on how to make the park a more central hub for community life.

Crummell School

The community envisions the space as a vibrant center for indoor recreational activities. Many participants called for a revitalization of the school to host a range of community-driven programs focused on health, wellness, and education. This vision includes making the space more visually appealing and functional to serve as a hub of community unity and learning. Some participants suggested programmatic activities that allow for simultaneous engagement, such as exercise classes for parents while children play.

Station: Okie St. Main Street

Place a dot on the examples that you prefer in each section below.

BUILDING APPEARANCE



1 Traditional



2 Contemporary



3 Industrial

What does a main street mean to you?

PUBLIC SPACES



1 Tree planters & benches along sidewalks



2 Open spaces between buildings



3 Parks & Plazas



4 Parklets

SHADING



1 Awnings



2 Canopies



3 Trees



4 Modular Structure

