

# NANNIE HELEN BURROUGHS CORRIDOR

## SMALL AREA PLAN



COUNCIL APPROVED PR 25-991  
NOVEMBER 26, 2024

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



# EXECUTIVE SUMMARY

The Nannie Helen Burroughs Corridor Small Area Plan (NHBCSAP) is a guide for the community, District of Columbia (DC) government, housing providers, property owners, and advocacy organizations to implement the Comprehensive Plan's policies for greater equity and resilience. This Plan was led by the Office of Planning (OP) with robust community engagement. The NHBCSAP includes recommendations for implementation that are consistent with DC's Comprehensive Plan.

The Nannie Helen Burroughs corridor is in the northeastern portion of Ward 7. It serves as a primary retail corridor and is a bus thoroughfare connecting rail transit to DC neighborhoods and Maryland suburbs. The NHBCSAP study area, extends from Minnesota Avenue NE to Division Avenue NE and includes some of DC's oldest Black neighborhoods, including Lincoln Heights, Hillbrook, Burrville, and Deanwood.

Throughout the NHBCSAP planning process, the community expressed a desire to celebrate and preserve the Nannie Helen Burroughs corridor's history while becoming a destination with improved retail options, increased availability of fresh foods, enhanced recreation areas, expanded employment opportunities, and access to affordable, mixed-income housing. Although recent public and private investments support development, particularly housing, there is room for more growth.

Learning from previous planning initiatives in the area, this Small Area Plan prioritized community feedback and crafted actionable recommendations for implementation by OP and District agencies along with community partners.

## VISION

The NHBCSAP envisions a vibrant corridor with retail, housing, parks, green spaces, and improved pedestrian and multimodal connections while preserving the area's unique qualities and celebrating its history.

The NHBCSAP provides recommendations to advance:

- **Housing and Economic Development:** An opportunity-rich, revitalized urban corridor with a distinct neighborhood identity. Priorities include attainable homeownership and rental opportunities, business support, and regular event programming.
- **Parks, Green Spaces, and Connectivity:** A vibrant network of parks and green spaces safely navigable for all. Priorities include parks and green spaces, art installations, and cross-generational activity.
- **Public Realm and Urban Design:** An accessible and active streetscape that serves the community. Priorities include Americans with Disabilities Act (ADA) accessibility, key gateways, green infrastructure, and public rights-of-ways.
- **History and Culture:** A curated history and celebration of the NHBCSAP study area's character. Priorities include storytelling, wayfinding, commemorative works, preservation, and development incorporating significant community locations.

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The bust of Nannie Helen Burroughs, for whom the corridor is named, is located at the National Training Center for Women and Girls that she founded in Deanwood.

source: Homes.com

# INTRODUCTION

Located in a predominantly residential area of Ward 7, the Nannie Helen Burroughs corridor was once a thriving community hub. It was home to Black owned businesses, entrepreneurs, civic celebrations and a variety of entertainment venues. The communities along this corridor have lived through many changes. Named after Nannie Helen Burroughs, a renowned Black civic and social activist, the corridor we know today offers unique and beautiful assets, but the quality of the public realm and community amenities is inconsistent.

There is renewed interest among residents, and stakeholders in supporting legacy businesses, attracting new ones, adding mixed-income housing for all family sizes to enjoy, and increasing safety in local parks and green spaces for recreation and connectivity. This plan represents a shared community vision designed to achieve a corridor that is revitalized and walkable, where people can live, work, shop, and play.

## 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. Small Area Plans do not mandate new development projects or timelines for implementation and do not guarantee funding to support included recommendations. This Small Area Plan will guide growth 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.



## WHY PLAN NOW?

The 2021 Comprehensive Plan amended citywide policies and updated the Future Land Use Map (FLUM) and Generalized Policy Map (GPM). For the Nannie Helen Burroughs corridor these updates included:

- Allowing for greater residential and commercial density.
- Supporting neighborhood-scale design guidelines and policies for climate adaptivity and resilience.

While there are residential neighborhoods with single-family homes, duplexes, and small apartment buildings adjacent to Nannie Helen Burroughs Avenue, there is little very housing directly located on the corridor. The NHBCSAP study area has almost twice as many single-family homes as buildings with five or more units. Adding more households to the corridor, including in multi-family buildings, could support new commercial and retail spaces, such as a grocery store.

The NHBCSAP explores how new residential and mixed-use developments could look and function to support the corridor and neighborhood residents. The NHBCSAP guides future development to strategic locations along the corridor and creates a town center that emphasizes connection to parks and green spaces. These green spaces are ideal locations for commemorative works and memorials.

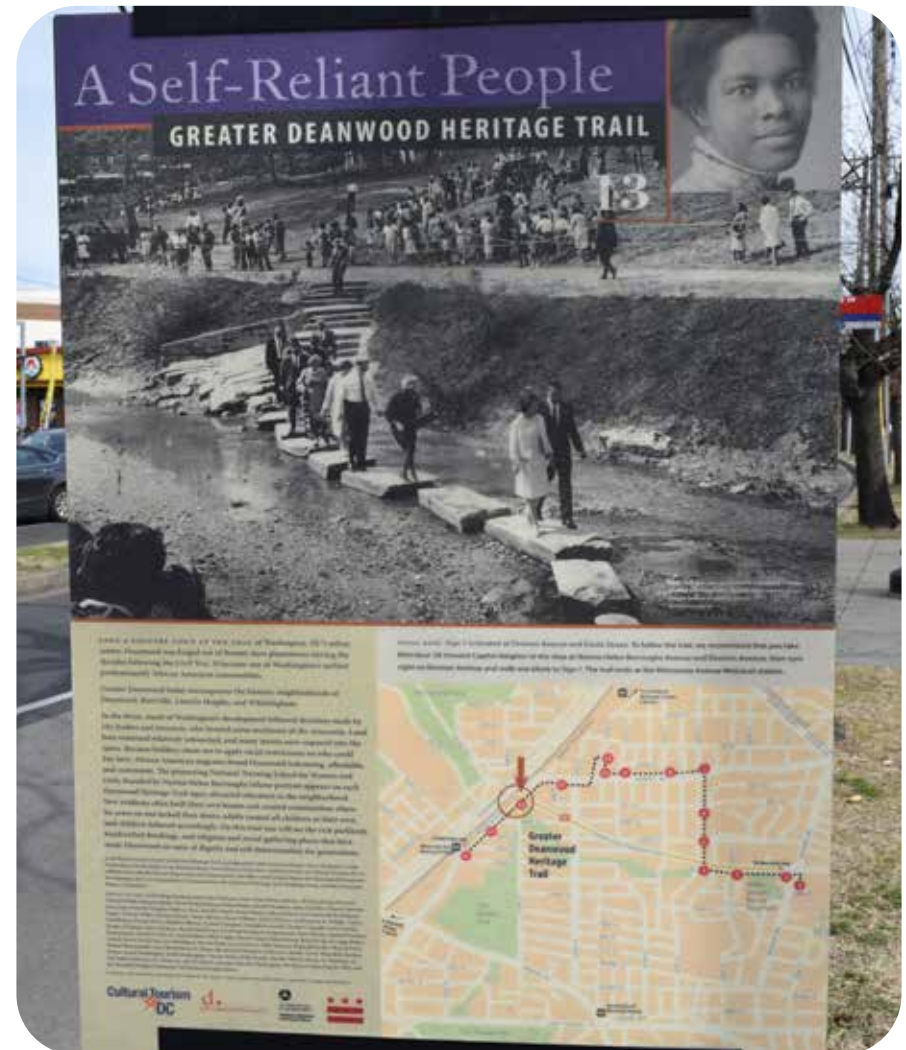
The NHBCSAP was developed in coordination with several DC agencies to align with current and future projects, programs, and initiatives in the study area, including:

- Ongoing work of the Main Street program
- Redevelopment of DC public housing properties
- Deanwood Metro station redevelopment
- Ready2Play Parks and Recreation Master Plan
- DC Public Education Master Facilities Plan Annual Supplement

Additionally, the NHBCSAP builds upon previous planning efforts including:

- Deanwood Great Streets-Nannie Helen Burroughs Avenue and Minnesota Avenue NE Strategic Development Plan (2008)
- Deanwood Retail Market Analysis and Near-Term Enhancement Strategy (2017)
- Comprehensive Community Development Model (2021)

The NHBCSAP's vision and recommendations align with citywide priorities of housing production, economic recovery, and racial equity. The NHBCSAP will guide future growth through multi-year implementation by public and private sectors. Community members, advocates, and stakeholders are critical to the implementation process.



Greater Deanwood Heritage Trail signs in surrounding neighborhoods and along the corridor celebrate Nannie Helen Burroughs Avenue as an important center of DC's Black community.

# VISION

**The NHBCSAP envisions a vibrant corridor with retail, housing, parks, green spaces, and improved pedestrian and multi-modal connections. The plan further envisions preservation of the area's unique qualities and celebrating its history. The NHBCSAP provides recommendations to advance:**



## **Housing and Economic Development**

The Nannie Helen Burroughs Avenue is an opportunity-rich, revitalized urban corridor with a distinct neighborhood identity. Affordable homeownership and rental housing are attainable for existing and new residents. Legacy businesses and new retail are supported by people who live, work, play, shop, and worship in their community.



## **Parks, Green Spaces, and Connectivity**

The Nannie Helen Burroughs corridor is connected and activated with a vibrant network of parks and green spaces enjoyed by residents and visitors. Access points are welcoming and include commemorative works and art installations. Active community gardens are a source of fresh food, and parks provide spaces for all residents to interact.



## **Public Realm and Urban Design**

The public realm will support a socially active streetscape with a human-scale that is welcoming to all residents of all ages and abilities. The streetscape focuses on public rights-of-way and identifying locations for iconic buildings and gathering places. Additionally, locations will be identified for increased accessibility and public art.



## **History and Culture**

The rich history and culture of the corridor is collected, acknowledged, and celebrated through storytelling, wayfinding, special events, and commemorative works. Places important to the community are identified and serve as key gathering spaces. New development incorporates existing buildings where feasible and creates new places to gather on public space and private property.

# Nannie Helen Burroughs Corridor Small Area Plan Study Area



# Community Profile

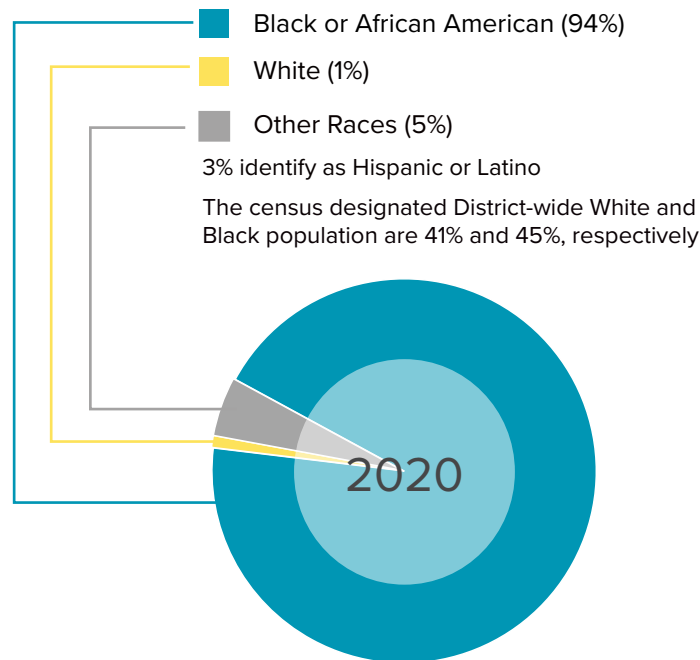
The Community Profile provides a snapshot of who lives in the NHBCSAP study area. OP analyzed demographic data to understand the community's unique characteristics, including its residents' race, ethnicity, age, income, where they live, and how they travel.

To better understand the community, OP collected census data and surveyed the public to learn more about the Nannie Helen Burroughs corridor and its residents. Data presented in this section helped inform the recommendations and vision of the NHBCSAP.

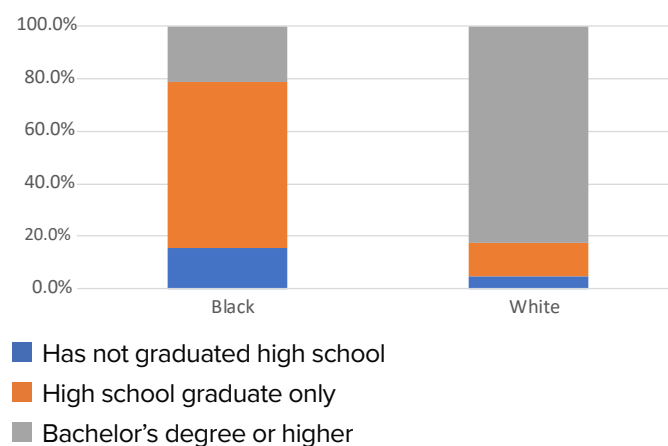
The NHBCSAP study area includes census tracts 78.3, 78.4, 78.6, 78.7, and 78.9. Data from tracts 78.3, 78.4, 78.7, and 78.9 includes portions outside the study area.

OP conducted a survey between June and October 2023, receiving 116 responses during that period.

## RACE AND ETHNICITY



## EDUCATIONAL ATTAINMENT BY RACE



## ECONOMIC INSECURITY DATA

**24%**

Unemployment rate (compared to 7.1% in DC)

**22%**

Poverty rate (compared to 11.3% in DC)

**13%**

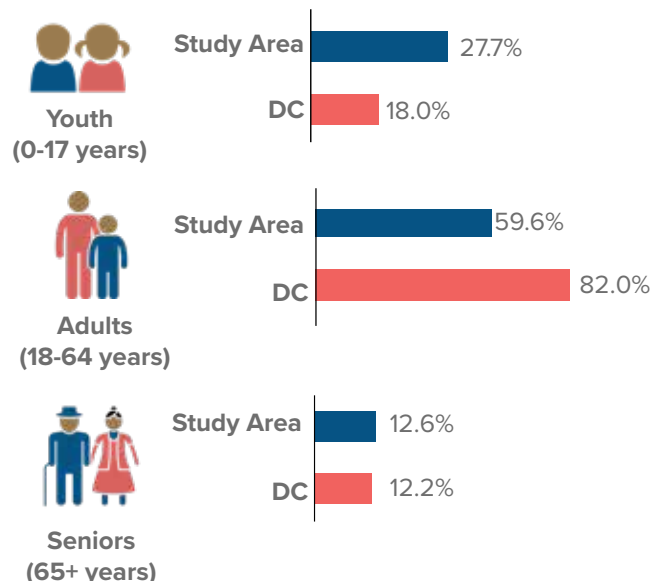
of households receive public assistance income (compared to 3.9% in DC)

**38%**

Of households receive food benefits (compared to 15% in DC)

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

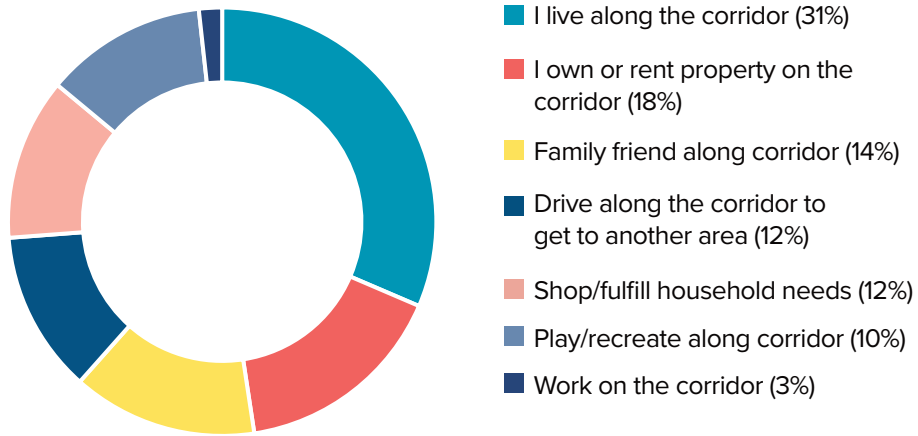
## AGE BREAKDOWN



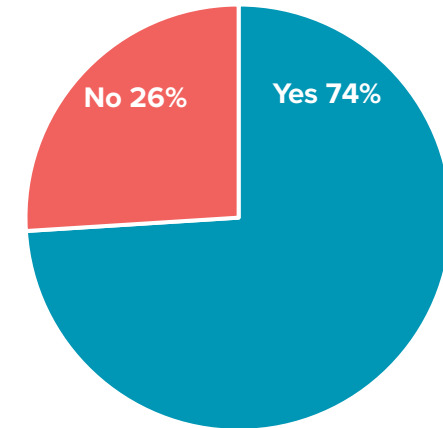
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates



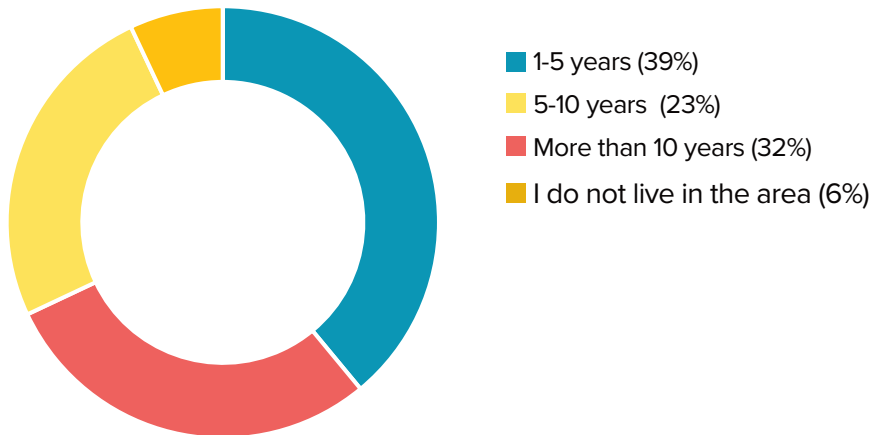
## RESPONDENT RELATIONSHIP TO STUDY AREA



## IS THERE A PLACE ON THE CORRIDOR WHERE YOU CAN ENGAGE IN OUTDOOR ACTIVITIES?

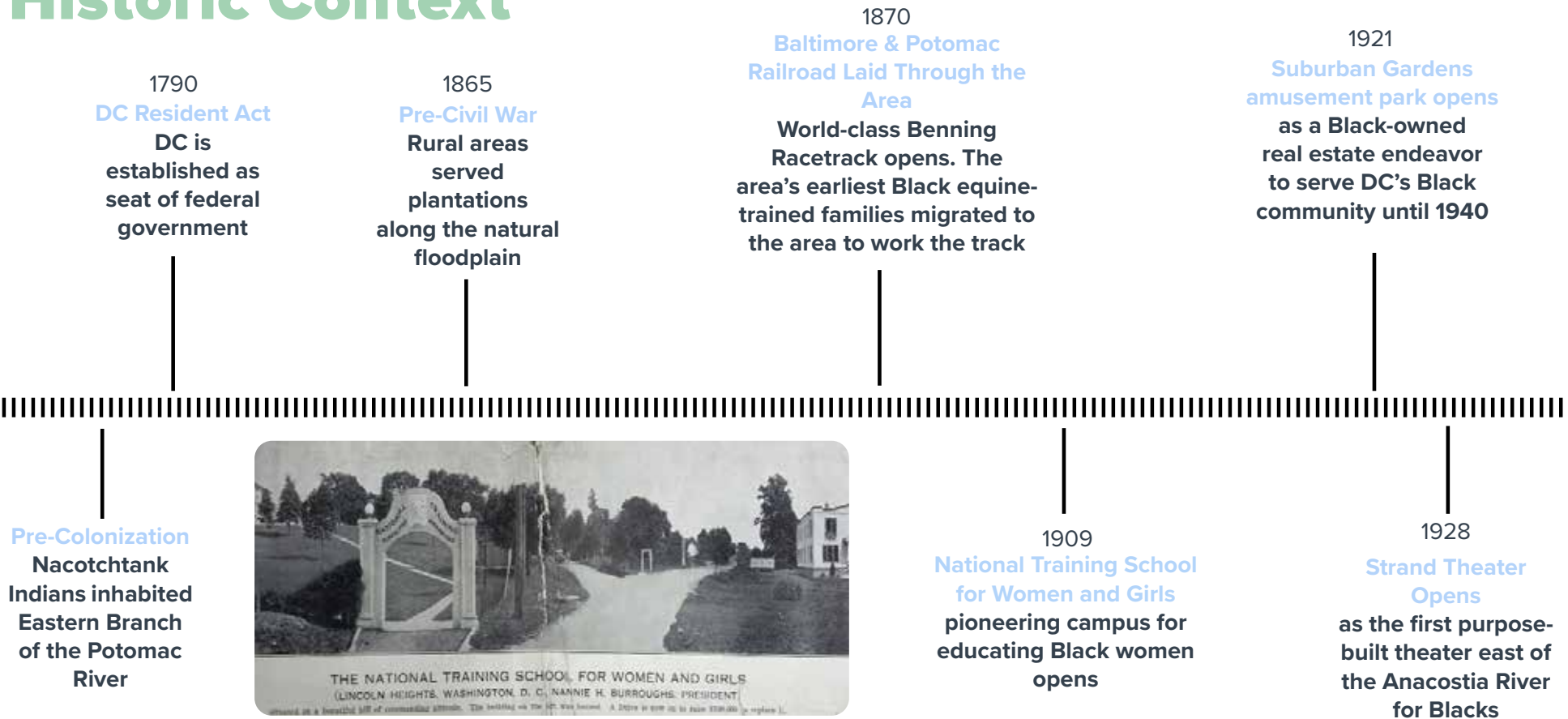


## RESPONDENT PERIOD OF RESIDENCY IN STUDY AREA



OP Staff engaging with the community at one of the many events held throughout the planning of the SAP.

# Historic Context



Situated along the Watts Branch of the Anacostia River, the NHBCSAP study area's rich history includes Native American settlements, rural farmland, and streetcar suburbs. The earliest residents were the Nacotchtank Tribe - sometimes called Anacostines - who fished, hunted, and traded along the banks of the Eastern Branch River before being forcibly removed from the lands during the 1600s. While the area remained rural farmland with various plantations, the construction of Fort Mahan, part of Washington, DC's Civil War defenses, spurred additional development. The arrival of the Baltimore and Potomac Railroad in 1871 furthered the development of a working-class community in the area. The corridor was home to historic landmarks, including the Benning Racetrack (established in 1890) and the Strand Theater (established in 1928). The

Strand Theater was the first theater for Blacks east of the Anacostia River and a community hub for over 40 years.

Segregation in DC played a crucial role in how the corridor developed, fostering a community constructed by Black architects, served by Black businesses, and upheld by a flourishing Black population. In the early 20th century, Deanwood was home to Suburban Gardens, DC's only amusement park that served the Black community when such facilities were segregated.

Churches, such as Contee African Methodist Episcopal Zion Church (founded in 1884) contributed to a legacy of Christian leadership and

1930

**Sargent Memorial  
United Presbyterian  
Church**  
moved to Grant  
Street and gained a  
reputation for activist  
activity around DC



1945

**Lincoln Heights  
and Richardson  
Dwellings**  
public housing opens  
in the neighborhood

1976

**15 Years After Nannie  
Helen Burroughs Death**  
DC Council renamed  
Deane Avenue NE in  
honor of the educator  
and activist



Present day

**The Corridor Today**  
is home to a thriving  
Black community that  
strives to sustain its  
businesses, churches,  
schools, and parks

Public space has historically been a place to gather and recreate, as shown here in this photo of children in the Faxio family on Deane Avenue, circa 1940.

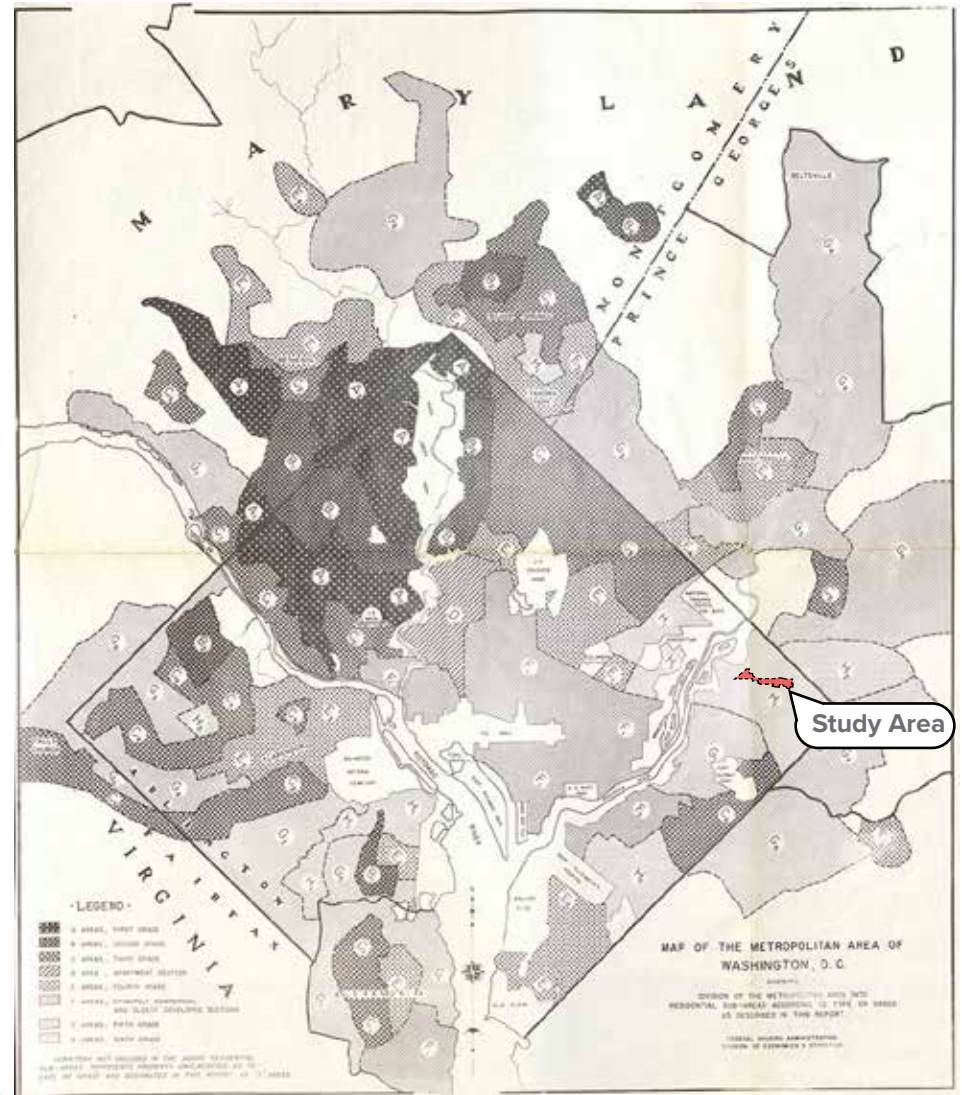
education in the community. The Deanwood Citizens Association (founded in 1912), helped guide the community's interest in development along the corridor and was among DC's first civic organizations. By the 1940s and 1950s, the Deanwood community was self-sufficient and supported a vibrant Black business scene. Educational institutions such

as the National Training School for Women and Girls, founded in 1909 by the Black woman civil rights activist and community leader Nannie Helen Burroughs, were vital to the community's development. In 2023, the school was locally designated in the DC Inventory of Historic Sites.

As in many neighborhoods in DC and across the nation, racially discriminatory land use practices of the 20th century impact our neighborhoods today.

Established in 1934, the Federal Housing Administration (FHA) used race as a criterion for loan approvals. This 1937 FHA map of Washington, DC, graded areas for investment, favoring white neighborhoods and devaluing Black neighborhoods, particularly areas east of the Anacostia River, including Deanwood. This designation resulted in banks making fewer loans in the study area for decades, contributing to residents building less wealth from their homes. The map on the right shows that the Nannie Helen Burroughs Avenue study area received “G” and “H” grading, two of the lowest grades of housing in the District.

Despite this legacy of discriminatory practices, the Nannie Helen Burroughs corridor and larger Deanwood area grew to become a vibrant African American community with prominent Black-owned businesses. Today, nearly half of the households in the study area are owner-occupied.



A 1937 Federal Housing Administration Residential Sub-Areas map graded sections of DC and its suburbs using race as a criterion. This is just one example of racially discriminatory and exclusionary policies.



## THE COMPREHENSIVE PLAN

The Future Land Use Map (FLUM) designations were changed during the 2021 Comprehensive Plan update to allow greater density along the corridor at key locations. The Comprehensive Plan designates the corridor on its eastern and western ends for Medium Density Residential and Medium Density Commercial land uses. Most of the remaining study area is designated for a mix of Moderate Density and Medium Density Residential uses to support new housing, commercial, and retail development.

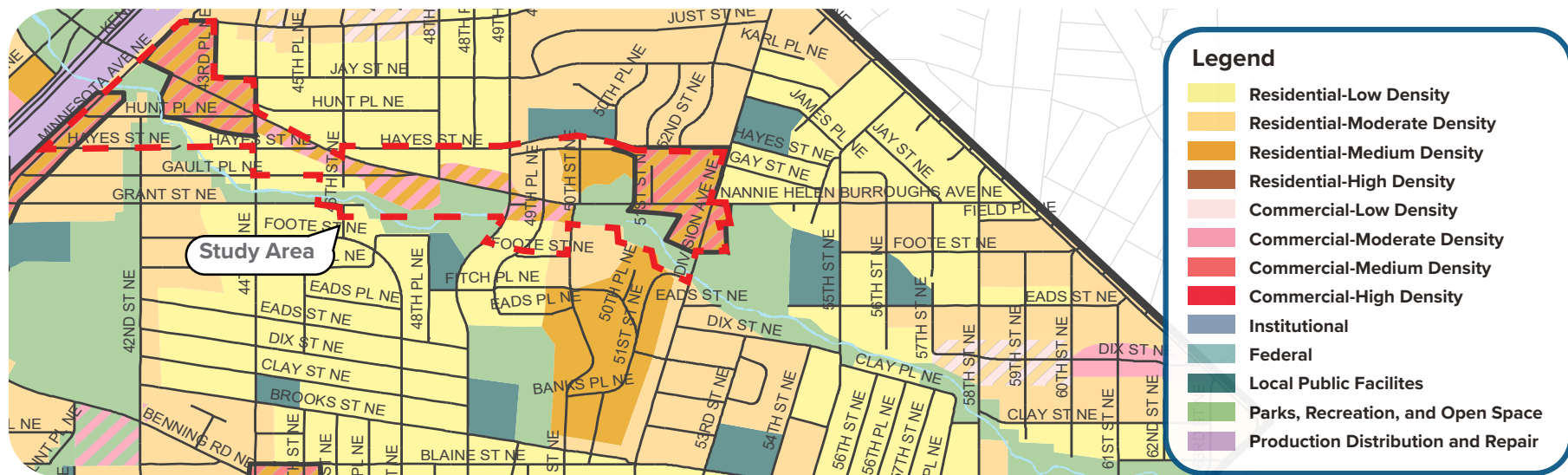
A Mixed-Use category indicates areas where two or more land uses are encouraged. The combination of uses is depicted in striped patterns on the FLUM, with striped colors corresponding to the defined categories.

The Medium Density Commercial designation is for shopping and service areas with a mix of retail, office, service businesses, and residential uses. Building heights range between 65 and 90 feet (typically six to eight stories). The Medium Density Residential designation is for neighborhoods or areas suited for mid-rise apartment buildings. Heights range between 60 and 75 feet (five to seven stories) and may increase when affordable housing is provided through Inclusionary Zoning or approved through a Planned Unit Development (PUD). The Comprehensive Plan specifies that the MU-8 and MU-10 Zones are consistent with the Medium Density category, although other zones may also apply.

The Moderate Density Commercial designation is for shopping and service areas that include most forms of retail, office, service businesses, and residential uses. Building heights range between 50 and 65 feet (typically five to six stories), but height may be increased when affordable housing is provided through Inclusionary Zoning or approved through a PUD. The Comprehensive Plan specifies MU-5 and MU-7 Zones Districts are consistent with the Moderate Density Commercial category, although other zones may apply.

The 2021 Generalized Policy Map (GPM) maintained the Neighborhood Commercial Center designation for the west portion of the study area, intended to “meet the day-to-day needs of residents and workers in the adjacent neighborhoods” (Comprehensive Plan 225.15). The 2021 GPM extended the Main Street Mixed Use Corridor designation from the intersection with Division Avenue further west along Nannie Helen Burroughs Avenue. A Main Street Mixed Use Corridor is intended to feature “a pedestrian-oriented environment with traditional storefronts”. (Comprehensive Plan 225.14). Both designations anticipate buildings with upper-level residential units that add to the vibrancy of the street and provide a larger population base to support the local businesses.

In addition, the GPM places the corridor within a Resilience Focus Area, due to the flooding risk of Watts Branch. Resilience Focus Areas implement neighborhood-scale design guidelines and policies for climate adaptivity and resiliency as well as support site-specific solutions.



Future Land Use Map (FLUM)

# COMMUNITY ENGAGEMENT

Inclusive community engagement is the foundation of creating a Small Area Plan. During the planning process, OP engaged residents, business owners, neighborhood associations, Advisory Neighborhood Commissioners, and the community to understand their vision related to public space, urban design, retail, and housing development.

OP worked with community and civic associations to share information about the plan and solicit feedback. Throughout the planning process, OP engaged with the community at several in-person and virtual events. Engagement activities began in the Summer of 2023 and continued through the Summer of 2024.

**5 COMMUNITY WALKS CONDUCTED ALONG THE CORRIDOR**

**11 COMMUNITY MEETINGS**

**92 SUBSCRIBERS ON THE PROJECT WEBPAGE**

**116 RESIDENTS AND STAKEHOLDERS COMPLETED PROJECT SURVEYS TO SHARE INFORMATION AND FEEDBACK**

**131 COMMENTS SUBMITTED ON PROJECT WEBSITE**

**300 ATTENDEES PARTICIPATED AT FOUR SUMMER ENGAGEMENT EVENTS**



OP Staff engaging with the community at one of the many events held throughout the planning of the SAP.

## EQUITY IN PLACE

The planning approach for the NHBCSAP prioritized the Comprehensive Plan's policies of racial equity by exploring key questions: *How has the neighborhood changed, how will it continue to change, and for whom?*

This framing helps guide the planning process by:

- Recognizing the history of discriminatory land use and development practices.
- Underscoring DC's equity policies for transportation, housing, urban design, history, and community services and facilities.
- Breaking down demographic and engagement data by race, gender and socio-economic factors.
- Providing a transparent and open engagement process beginning with acknowledging and listening to diverse voices from the neighborhood and expanding opportunities for participation.

Using this approach, the NHBCSAP Recommendations and Development Guidelines will lead to equitable outcomes and further DC's goals of equitable distribution of affordable housing in all neighborhoods. There are multiple benchmarks for measuring these outcomes, including:

- More socio-economically diverse neighborhoods reflective of DC as a whole.
- New dedicated affordable housing units in the NHBCSAP study area.
- Greater diversity of housing types, including affordable and market-rate.
- A thriving commercial corridor with diverse businesses.
- A welcoming, accessible, and safe public realm, particularly for older adults and persons with disabilities.

As part of the equity analysis for the NHBCSAP, OP examined the issue of displacement. The risk of displacement is closely linked to the legacy of racially discriminatory and exclusionary housing policies, as described on the previous page. While displacement risk in the study area is low due to the prevalence of subsidized affordable rental housing, increasing homeownership costs can create uncertainty for residents who aspire to homeownership and want to remain in the community. To address this, the District has downpayment assistance programs to help more residents become homeowners.

Additionally, the DC Housing Authority owns and operates several properties within the study area offering much needed deeply affordable housing. This type of housing typically serves residents with very low incomes, such as a family of four with an income below \$46,000 per year.

The NHBCSAP Housing and Economic Development recommendations build on these District-wide programs to ensure that new development in the study area includes housing opportunities at a range of types, sizes, and affordability levels for current and future residents. In recognition of Deanwood's rich history, the NHBCSAP also includes recommendations for honoring and commemorating the people, places, and events that shaped this community's identity.

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.

# RECOMMENDATIONS

In collaboration with community stakeholders, advocates, and DC agencies, OP developed recommendations in the following focus areas. Each group of recommendations expands on existing DC policies and programs to support implementation and achieve the desired outcomes in each focus area:

- **Housing and Economic Development**
- **Parks, Green Spaces, and Connectivity**
- **Public Realm and Urban Design**
- **History and Culture**

Acronym	Agency/Organization
ANC	Advisory Neighborhood Commission
CAH	Commission on the Arts and Humanities
DCA	Deanwood Citizens Association
DCHA	DC Housing Authority
DCOZ	DC Office of Zoning
DCPL	DC Public Libraries
DDOT	DC Department of Transportation
DHCD	DC Department of Housing and Community Development
DOB	Department of Buildings
DOEE	Department of Energy and Environment
DMPED	Deputy Mayor for Planning and Economic Development
DPR	Department of Parks and Recreation
DSLBD	Department of Small and Local Business Development
MHCDO	Marshall Heights Community Development Organization
OP	DC Office of Planning

This section includes acronyms listed in the table to the left.

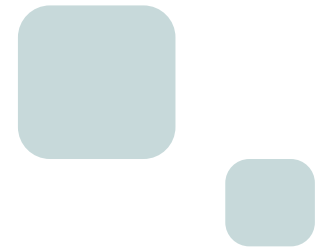








The Strand Residences located at 5129 Nannie Helen Burroughs Avenue NE, is an example of recent development along the corridor.



# HOUSING AND ECONOMIC DEVELOPMENT

## VISION

The Nannie Helen Burroughs Avenue is an opportunity-rich, revitalized urban corridor with a distinct neighborhood identity. Affordable homeownership and rental housing are attainable for existing and new residents. Legacy businesses and new retail are supported by people who live, work, play, shop, and worship in their community.

The Nannie Helen Burroughs corridor offers mixed-use developments and properties that include retail, single-family, and multi-family housing. Many commercial properties, such as Menick's Market, have served the community for years. Neighborhood residents value these existing businesses and are interested in preserving them.

The community identified retail types and services lacking on the corridor, including grocery, hardware, and medical offices. There are multiple undeveloped, underdeveloped, or vacant properties along the corridor today that could support these uses. The community also identified employment opportunities for adults and youth as a desired outcome.

## HOUSING

In 2019, Mayor Bowser set a bold goal to deliver an additional 36,000 new housing units, including 12,000 affordable, by 2025. DC's Housing Equity Report created neighborhood-level targets for new housing units and dedicated affordable units. The NHBCSAP builds on the housing equity report and includes recommendations emphasizing the need for greater access to affordable housing across a range of housing types.

Within the study area, 50.2% of households are renter-occupied, while 49.8% are owner-occupied. Of these renters, 54% are cost burdened. Additionally, 53% of residential buildings in the study area contain 1-4 units, and 46% of housing as a single unit.



Park Kennedy, Hill East - Development example of a similar size and scale that can occur along the corridor. Throughout the engagement process, residents have voiced their desire to maintain a small-town feel.

The average rents in the study area are approximately \$1,157. The majority of rental units are 1- and 2-bedroom in a mix of market and dedicated affordable housing. Average sales of townhomes are \$452,632, and condos are \$316,748.

This section contains recommendations for residential development at a range of types, sizes, and affordability levels to meet the needs of current and future residents. These recommendations encourage the increase of the total amount of housing as well as lower-priced market-rate options for owners and renters.

The 2021 Comprehensive Plan includes policies related to housing affordability and supply that can directly impact the NHBCSAP study area:

- 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. (*Comprehensive Plan Policy H-1.1.9*)
- Produce and preserve affordable housing units for low- and moderate-income households, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout all DC neighborhoods. (*Policy H-1.2.1*)
- Support paths to homeownership that build and sustain equity and develop assets for the transfer of intergenerational wealth, especially for low- and moderate- income households. (*Policy H-3.1.3*)

- Encourage new mixed-use, mixed-income development for area residents on vacant lots, around Metro stations, and on underused commercial sites along the area's major avenues. Strongly encourage the rehabilitation and renovation of existing housing in Far Northeast and Southeast and seek to ensure that the housing remains affordable for current and future residents. (*Policy FNS-1.1.2*)

DC has several programs that provide financing, technical assistance, and other resources to support homeownership and maintain housing affordability, especially for families, older adults, and people with disabilities:

- *Housing Production Trust Fund (DHCD):* Provides gap financing for projects that provide housing to low- and moderate-income households through a special revenue fund.
- *Small Building Program (DHCD):* Provides grants and financing to eligible property owners of multi-family 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 improve accessibility for persons with mobility or other physical impairments. This allows people to stay in their community and age in-place.
- *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 DC.
- *Local Rent Supplement Program (DCHA):* Helps residents with extremely low-income pay for housing that meets their needs by capping housing costs at 30% of income.

Additionally, DC encourages houses of worship to take advantage of resources provided through non-profit housing providers, like Enterprise Community Partners, Inc., as part of the Faith-Based Development Initiative. Initiatives like these provide financial and technical support to developments with affordable housing and community facilities.

## ECONOMIC DEVELOPMENT

Today, the NHBCSAP study area includes approximately 64,000 square feet of retail and non-residential uses along Nannie Helen Burroughs Avenue. The study area unemployment rate is 24%, compared to the city average of 7.1%. While there are several food retail establishments, including McDonald's and Menick's Market, residents want more food options, such as a grocery store. They also prioritized attracting doctors' offices, pharmacies, restaurants, and co-working spaces. In addition to the services provided by these new amenities, new workplaces would provide new job opportunities.

Residents shared they often leave the neighborhood to purchase household basics including trips to Maryland or Virginia. Increasing housing on the corridor could support the growth of the number of households necessary to attract more retail. Mixed-use development with ground-floor retail could provide opportunities for new businesses, such as incubators and co-working spaces. In addition to providing services and amenities, new workplaces can increase access to job opportunities within the study area.

DC agencies support businesses on the corridor, such as the Main Street program, which provides technical assistance to businesses within the NHBCSAP study area. Business resources can expand to leverage the neighborhood's history and culture for services including historic walking tours. Vacant properties can be reused using pop-up retail and programmed public space activations to demonstrate how these spaces can be used and provide opportunities for entrepreneurs to connect with potential customers. Organizations like the Main Street, managed by DSLBD, are well-positioned to work with a range of stakeholders on how to use vacant spaces. DSLBD also administers programs such as Aspire to Entrepreneurship, which can support returning citizens and other stakeholders with specific needs who are seeking employment. DMPED's Great Streets Program provides grants to support existing small businesses, attract new businesses, and create new job opportunities within the study area. Businesses opening along the corridor can also create jobs suitable for both youth and older workers.

Guidance is provided in the Comprehensive Plan through the following policies:

- Support and incentivize the development of new grocery stores and supermarkets, and prioritize stores in neighborhoods with existing food deserts, where residents currently travel long distances for food and other shopping services, and neighborhoods most affected by hunger and poverty to improve access to healthy, affordable food. Because such uses inherently require greater depth and lot area than is present in many commercial districts, consider adjustments to current zoning standards to depth and lot area to accommodate these uses, and explore new models like co-ops. (*Policy ED-2.2.6*)
- Concentrate employment growth in Far Northeast and Southeast, including office and retail development around the Deanwood neighborhood along Nannie Helen Burroughs Avenue NE, and Minnesota Avenue NE/SE. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places. (*Policy FNS-1.1.3*)
- Support the revitalization of the neighborhood commercial areas listed in Policy FNS-1.1.3 encouraging a vibrant and diverse mix of new businesses and activities that provide needed retail services to the adjacent neighborhoods and that are compatible with surrounding land uses. (*Policy FNS-1.1.4*)
- Focus on neighborhood-serving commercial development, such as the comprehensively planned Deanwood Town Center in Deanwood along the Nannie Helen Burroughs Corridor, with the intersection of Division and Nannie Helen Burroughs Avenues restored as a community hub. Convert low-density mixed-use zones into higher density zones. (*Policy FNS-2.2.2*)
- Encourage the development of a variety of neighborhood-serving commercial uses along Nannie Helen Burroughs Avenue, Sherriff Road, and Minnesota Avenue to create and invest into community-owned small businesses, adding and creating jobs for District residents and establish retail and service uses that support the surrounding residential community. Commercial uses in these locations should provide infrastructure that is attractive to drivers, pedestrians, and cyclists; supply adequate on-site parking and access to public transit, and especially buses; and create an active street environment that helps to reinvigorate the commercial corridors. Medium-density development is appropriate, particularly near the intersection of Nannie Helen Burroughs and Minnesota Avenues.



Housing and Economic Development Recommendations		Implementors
<b>Housing Recommendations</b>		
1.1	Support Zoning map amendments and PUDs for property on Nannie Helen Burroughs Avenue between Minnesota Avenue and Division Avenue NE that are consistent with the Comprehensive Plan, including the FLUM. This approach supports mixed-use infill development and helps realize the full development potential envisioned in the Comprehensive Plan, including greater density at each end of the corridor.	OP, DCOZ
1.2	Support mixed-use development in the town center around Nannie Helen Burroughs Avenue and 49th Street NE, including residential above neighborhood-serving retail at the ground floor that opens to the street, activates sidewalks and implements urban design guidelines.	OP, DMPED, Property Owners
1.3	Encourage higher density development including a range of household sizes and a mix of market, affordable and subsidized residential units and active ground floor uses on Nannie Helen Burroughs Avenue between Minnesota Avenue and Division Avenue.	OP, DHCD, DCHA, DMPED, Property Owners
1.4	Support infill development and rehabilitation on Nannie Helen Burroughs Avenue and adjacent streets that is initiated by property owners and provides a mix of housing types, increasing homeownership opportunities for a range of household sizes and incomes.	DHCD, DMPED, Property Owners
1.5	Explore the potential for residential and commercial development of underused properties and land along the corridor (such as surface parking lots) with faith-based property owners and connect owners with technical assistance and resources.	DHCD, Enterprise Community Partners
<b>Economic Development Recommendations</b>		
1.6	Connect local small businesses to technical assistance and resources to understand market positioning and growth opportunities, including addressing market gaps in neighborhood retail and services.	DSLBD, MHCDO
1.7	Support a Main Street organization that helps strengthen existing businesses, coordinates with vacant property owners on ways to contribute to corridor vitality, and hosts events that invite people to spend more time on the corridor.	DSLBD, MHCDO
1.8	Support implementors, including the Marshall Heights Development Community Development Organization and the Main Street, to coordinate with community stakeholders and identify and attract desired retail services to Nannie Helen Burroughs Avenue with a focus on a grocery store, pharmacy, and hardware store.	DSLBD, MHCDO
1.9	Prioritize fresh food retail and distribution along the corridor through District programs, such as Great Streets and Nourish DC, and in new development projects reviewed through the Planned Unit Development (PUD) process, in alignment with the District's sustainability goals.	DMPED, OP
1.10	Develop and implement a program in coordination with property owners that supports pop-up and temporary uses by activating vacant storefront spaces along the corridor.	MHCDO



Connections like this staircase between Dix Street and Marvin Gaye Park can better facilitate movement between the park and Nannie Helen Burroughs Avenue.



# PARKS, GREEN SPACES, AND CONNECTIVITY

## VISION

The Nannie Helen Burroughs corridor is connected and activated with a vibrant network of parks and green spaces enjoyed by residents and visitors. The parks have welcoming access points and include commemorative works and art installations. Community gardens are a source of fresh food, and playgrounds provide spaces for residents of all ages to interact.

The Nannie Helen Burroughs corridor includes several parks, green spaces, and public plazas including Lederer Gardens, Marvin Gaye Park, and walking trails along Watts Branch. Residents value these spaces and have expressed interest in enhanced connectivity between them. Residents have also voiced interest in more public safety features such as lighting and emergency call boxes and improved maintenance.

Well-maintained parks and public spaces provide health and wellness benefits, such as reduced stress and improved mental health, and can serve existing and new residents and local businesses. Public spaces

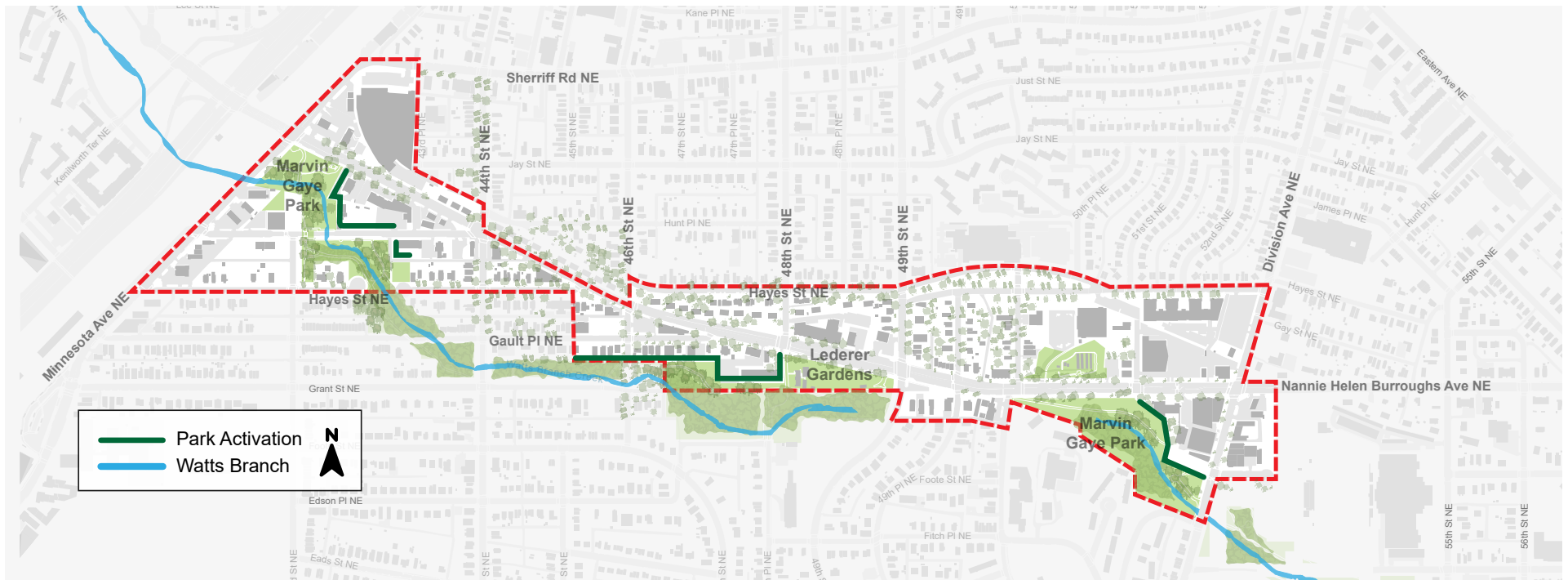
where residents feel safe are better utilized and are more likely to be programmed with activities.

New lighting can improve the experience of navigating the park and expand opportunities to activate portions of the park throughout the day. Both formal spaces such as parks and informal spaces such as pocket parks, community gardens, and tree boxes also contribute to a safer environment. Locations like the large green at Foote Street and Division Avenue can include seating, and support both passive and formal uses such as a stage for events.



Lederer Gardens is a community garden serving surrounding residents and visitors. Its location directly on Nannie Helen Burroughs Avenue represents the potential for public space activation connecting park green space to the town square concept.

## Connected and Activated Parks along Nannie Helen Burroughs Avenue





Residents would like to see more connections between residential and commercial areas, particularly between Marvin Gaye Park and Nannie Helen Burroughs Avenue. Improved public space along the corridor can create places for gatherings and help support businesses. This could include developing shared public areas for outdoor dining and spaces for community programming. “Friends of” groups for Marvin Gaye Park, Lederer Gardens, or specific blocks could support new or enhanced parks and green spaces and would allow the community to determine their programming.

The most recent Comprehensive Plan provides guidance for activating and programming parks and green spaces. It also contains policies for connecting these spaces to Nannie Helen Burroughs Avenue, including:

- Improve accessibility to and within the major park and open space areas through pedestrian safety and street crossing improvements, wayfinding signage, bike lanes and storage areas, perimeter multi-use trails within select parks, and adjustments to bus routes where appropriate. All parks should be accessible by foot, and most should be accessible by bicycle. Seek to provide access within parks for all ages and abilities consistent with park use and recognize that paved trails are accessible to wheelchair users, whereas dirt, cinder, and wood chip trails can present challenges for these users. (*Comprehensive Plan Policy PROS-1.2.2*)

## WHAT IS RESILIENCE?

Resilience is the ability of a neighborhood or community to recover from the shocks and stressors caused by extreme weather and climate events. DC government has plans to help prepare communities for recovery after such events. Park and recreation spaces support community resilience and can improve racial equity outcomes. In December 2023, the Department of Parks and Recreation (DPR) released the Ready2Play Master Plan, guiding investments in parks and green spaces over the next twenty years. This plan calls for more park and recreation improvements and programming in the NHBCSAP study area, including Marvin Gaye and Kelly Miller parks. These facility improvements will create more opportunities for community programming and improve access to high-quality green space, which will make the area more resilient to climate change.



Examples of Resilient Small Parks and Open Spaces from DC Department of Parks and Recreation (DPR)

Source: DPR



- Update and improve existing parks in response to changing demographics, cultural norms, and community needs and preferences. Parks should reflect the identity and needs of the communities they serve. Further, the parks and recreation system should evolve to offer a variety of facilities located within a reasonable distance of each resident and provide a range of programs in spaces designed to flex as residents' needs and interests change. *(Comprehensive Plan Policy PROS-1.2.3)*
- Develop a coordinated approach for the improvement of small open spaces. Maintain the District's small open spaces as neighborhood amenities supporting a range of recreational, ecological, cultural, and commemorative uses. These active and passive uses should vary based on the setting of each space and should range from planted islands to more active spaces. The spaces should be designed in a way that mitigates stormwater runoff and air pollution from adjacent corridors. *(Comprehensive Plan Policy PROS-1.3.3)*
- Design parks and recreational facilities with infrastructure to serve multiple purposes, including flood risk reduction, urban heat island mitigation, and stormwater management. *(Comprehensive Plan Policy PROS-1.3.8)*
- Encourage volunteer assistance and stewardship in the maintenance of the District's parks, particularly the triangle parks along major thoroughfares. Local community organizations should be encouraged to donate goods, services, and time to help in the oversight and upkeep of such spaces. Stewardship should be viewed as a way to increase environmental awareness, reduce maintenance costs, and build civic pride in parks. *(Comprehensive Plan Policy PROS-2.2.9)*
- Maintain the scenic open space qualities and ecology of the District's stream valley parks, including tributaries to the Potomac and Anacostia rivers and tributaries to Rock Creek. Create and maintain hiking and walking paths along tributary streams as appropriate to preserve habitats, minimize erosion, and preserve trees. Ensure that development adjacent to stream valley corridor parks does not compromise visual and ecological values and access to natural and forested areas. *(Comprehensive Plan Policy PROS-3.1.5)*

During public engagement for the NHBCSAP, community members discussed perceptions of safety in and around public spaces within the study area. Comments specified that parks and green spaces, as well as their connection points with Nannie Helen Burroughs Avenue, are particular areas of concern.

Recommendations in this section consider the design of these spaces, and encourage responsible agencies to pursue design options to improve safety. Design options include improved sight-lines, lighting, and landscaping to more clearly delineate sections of public space that users move through. Additionally, recommendations encourage community events and activations to increase the number of users of public space, contributing to a greater sense of safety.

Flooding from rainfall and the Watts Branch tributary continues to damage homes and public space. Partnerships with agencies like DOEE and local resources like the Fauntery Center's Resilience Hub, which received over \$500,000 for resilience energy technology, will benefit both home owners and renters.

Flooding also presents public health risks through damage to homes and the potential growth of mold. DOEE is currently working to reduce the risk of flooding along Watts Branch by designing a series of infrastructure improvements to capture, absorb, and relocate flood waters. Recommendations 2.5 and 2.6 serve the community by expanding remediation offerings and directing residents to local resource hubs.



Nannie Helen Burroughs Avenue is in a floodplain between Division Avenue and Minnesota Avenue. This means that people and buildings in this area are at a high risk of being harmed by a flood. To address this risk, DOEE is developing new regulations for buildings in the floodplain that require all homes to be built above the elevation where floodwater is likely to reach. Additionally, property owners will have the option to either construct commercial space above likely flood waters or to use

floodproof construction techniques for space below this level. When these new regulations are in effect, they will help make sure that people who live near waterways, such as Watts Branch are safe and that the buildings can safely operate after a flood occurs.

Parks, Green Spaces, and Connectivity Recommendations		Implementors
2.1	Prioritize programs that enhance safety and security measures in and along the Watts Branch trail to include additional lighting and emergency call boxes. Redesign play areas to include infrastructure that promotes climate resilience, including low impact development strategies that reduce flooding and tree canopy that mitigates heat risks.	DPR, DDOT, DOEE
2.2	Encourage programmatic agreements with community artists-in-residence to redesign District-owned informal green spaces (e.g. pocket parks, community gardens, tree boxes, street remnants) to provide additional areas for passive recreational uses. Prioritize activating spaces adjacent to the Nannie Helen Burroughs corridor and along the Watts Branch trails.	DPR, DDOT, DOEE
2.3	Consider establishing a “Friends of” group to act as stewards of area parks and green spaces. Stewardship could include providing a higher level of maintenance and programming of these spaces for community use.	Civic Associations, ANC, Faith-based institutions
2.4	Create green and open spaces along and adjacent to the corridor for community events, giveaways, presentations, and youth programs. These locations include Nannie Helen Burroughs Avenue at 46th and 48th Streets; 49th and Grant Streets; and, 50th Street from the corridor north to Hayes Street.	OP, DDOT, DCOZ, Property Owners
2.5	Expand awareness for the Flood Risk Insurance Program targeting property owners in the study area. Perform outreach to help reduce the risk of flooding for renters and basement unit residents.	DOEE, Community Partners
2.6	Expand resilience hub services at the Faunteroy Center, focusing on resources for disaster relief and community-based services within the study area and beyond.	DOEE
2.7	Enhance connectivity between the corridor and Marvin Gaye Park with wayfinding signage, dedicated pedestrian facilities, and green infrastructure, and other sustainable strategies in public space leading to park entrances by way of 44th, 46th and 48th streets.	DDOT, DOEE, DPR







Example of streetscape with green infrastructure elements that reduce stormwater runoff.

# PUBLIC REALM AND URBAN DESIGN

## VISION

The public realm will support a socially active streetscape with a human-scale that is welcoming to all residents of all ages and abilities. The streetscape focuses on public rights-of-way and identifying locations for iconic buildings and gathering places. Additionally, locations will be identified for increased accessibility and public art.

As the primary commercial corridor, the design of public space and buildings along the Nannie Helen Burroughs corridor is important for creating places for community gatherings and maintaining the community's existing character. Nannie Helen Burroughs Avenue has an irregular alignment and varying width, creating unusually shaped lots. The sidewalks also vary; some are narrow, while others are wide with landscaped medians and large street trees. These attributes create a character specific to Nannie Helen Burroughs Avenue that the community seeks to protect and enhance.

Nannie Helen Burroughs Avenue is the heart of greater Deanwood. The buildings and public spaces along the corridor reflect a time when it was the commercial center for the DC Black community first half of the 20th century. It is lined with a mix of small-scale commercial buildings, single-family homes, and medium-sized apartments, many designed by Black architects. It is also an important corridor in DC's transportation system, including bus stops for routes to other areas of DC and the Minnesota Avenue and Cheverly metro stations.



This section includes recommendations for private property and public space. The way that pedestrians experience and use Nannie Helen Burroughs Avenue is directly impacted by the urban design of new buildings, including how they relate to existing and residential buildings and how their facades interact with the street. This section includes design guidelines for building facades at prominent sites, activating parks and open spaces, and maintaining neighborhood identity.

The 2021 Comprehensive Plan for the District provides guidance for physical design and visual qualities through urban design. Some examples are:

- Reinforce the prominent role of views as a defining feature of the District's character through careful planning of streetscapes and public parks to preserve and frame views of existing landmarks and significant structures and through consideration of the various types of view corridors when designing and planning public projects and streetscapes. Such views could include preeminent views of nationally symbolic architecture, important views of nationally or locally significant civic structures, landmarks, and parks and open spaces. (*Comprehensive Plan Policy UD-1.1.3*)
- Use Washington, DC's major thoroughfares to reinforce the form and identity of the District, connect its neighborhoods, and improve its aesthetic and visual character through context-sensitive landscaping, tree planting, and streetscape design. Special attention should be placed on how public space, building restriction areas, and adjacent buildings contribute to each thoroughfare's character. Focus improvement efforts on thoroughfares with limited amenities. (*Comprehensive Plan Policy UD-1.4.1*)
- Ensure that infill development respects and improves the integrity of neighborhood open spaces and public areas. Buildings should be designed to minimize the loss of sunlight and maximize the usability of neighborhood parks and plazas. Buildings adjacent to parks or natural areas should orient their entrances or other community-serving functions toward these shared resources. (*Comprehensive Plan Policy UD-2.2.7*)



Architectural embellishments like decorative brick work add texture and interest to building facades.

Source: Dezeen



Building projections like bay windows break down the scale of new, larger buildings and will help maintain the pedestrian scale of Nannie Helen Burroughs Avenue.

Source: Monte French Design Studio

- Provide for neighborhood spaces that support a diverse array of users, particularly spaces that can be designed and inhabited by people who have typically been marginalized. Inclusive neighborhood spaces should be designed to enable social interaction among neighbors and to allow for community and cultural expression as the community's needs evolve. These spaces should be inclusive for racial and ethnic minorities, LGBTQ+ populations, women, persons with disabilities, older adults, youth, immigrants/refugees, and pregnant women. (*Comprehensive Plan Policy UD-2.4.1*)

### CREATING A TOWN CENTER

The center of the community is an ideal place to honor the people and events important to residents. The public spaces at the corner of Lederer Gardens and the wide right-of-way at Nannie Helen Burroughs Avenue and 49th Street NE are an opportunity to create an anchor for the corridor that brings existing residents together and new visitors to the corridor. Reimagining these public spaces with an active plaza and welcoming green space that celebrates the community's past and creates a place for gathering will take a coordinated approach. Buildings in this area should have active ground floor uses that can extend out into the street and building facades with balconies and bay windows.



The Hartley, The Parks at Walter Reed -  
Example of recent development with active  
street corner

Source: Whole Foods

## WHAT IS THE PUBLIC REALM?

The Public Realm includes the public right-of-way and publicly accessible areas such as street frontages, plazas, and unprogrammed green space. These spaces are impacted by adjacent building uses, public space design, and the quality of infrastructure. Public realm design and programming can help define the unique character of the neighborhood and create a sense of community.

## WHAT IS URBAN DESIGN?

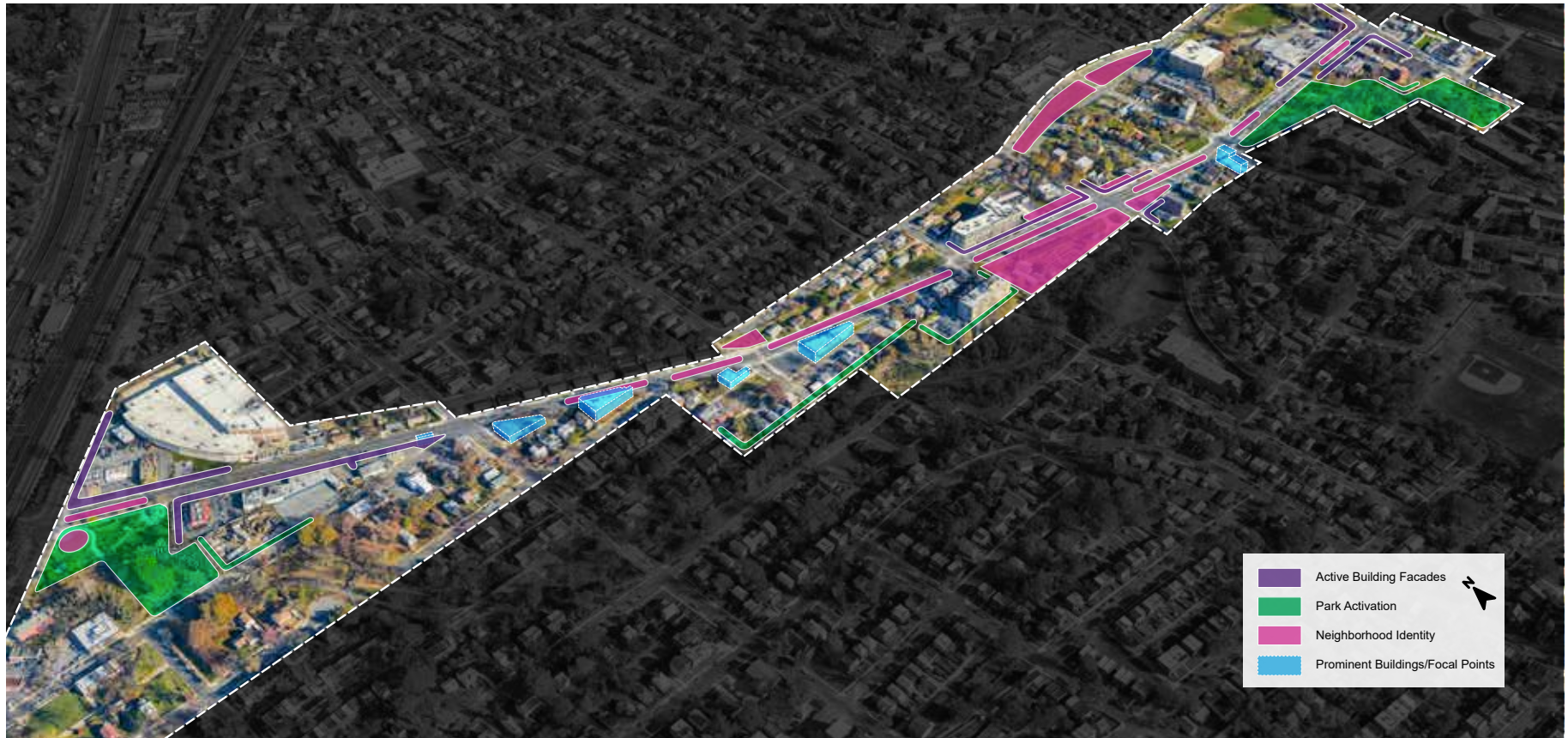
Urban design is a collaborative and multidisciplinary process that focuses on how elements of a city, such as buildings, streets, and plazas, are designed, built, and arranged in relation **to one another**.

Public Realm and Urban Design Recommendations		Implementors
3.1	Incorporate setbacks in private development that allow adequate space for continuous and unobstructed pedestrian walkways lined with landscaping and flood-resilient features, public amenity zones at the curb including bicycle and micromobility infrastructure, shaded seating opportunities at the back of the sidewalk, and activation on the corridor between 48th Street and 49th Place. This could occur through the Planned Unit Development process or other applicable regulatory processes.	DDOT, OP, DCOZ, Property Owners
3.2	Implement streetscape guidelines as part of new development or public investments in infrastructure in the study area, to include guidelines for different street and alley typologies, especially between Minnesota Avenue and Hunt Place, and between 50th Street and Division Avenue. Retain some car parking but utilize guidelines to incorporate infrastructure that prioritizes pedestrians and people of all ages, biking and micromobility use, and public transportation.	OP, DMPED, Property Owners
3.3	Create a town center plaza on the south side of Nannie Helen Burroughs Avenue between 49th Street and 49th Place, that creates a central focus point on the corridor for programming and with public spaces for leisure, recreation, urban agriculture, gatherings, and community self-expression, with a focus on low impact design and stormwater management. Incorporate social infrastructure that caters to children and teens, older adults and pets.	OP, DDOT, DPR, Property Owners
3.4	When rehabilitating existing buildings and designing new buildings, retain the existing neighborhood character through building materials and scale. Incorporate balconies and porches, bay and oriel windows, defined corners, overhead projections and architectural embellishments to building facades that create human scaled and intimate social settings.	OP, DDOT, DOB, Property Owners
3.5	Ensure building orientation and ground floor uses of new development fronting Marvin Gaye Park and Nannie Helen Burroughs activate both the park and avenue. Consider construction techniques that are climate resilient and minimize the risk of flooding.	OP, DCOZ, Property Owners
3.6	Incorporate building massing and height transitions, such as setbacks and stepdowns, to encourage increased density for new development that is compatible with the existing street character.	OP, CAH, DDOT, Property Owners
3.7	Design iconic buildings and place highly visible public and playable art for people of all ages and pets in public spaces where Nannie Helen Burroughs Avenue intersects with Hayes Street, Gault Street, and 50th Street. Create focal points at the terminus of views along the corridor.	OP, CAH, DDOT, Property Owners



# Nannie Helen Burroughs Corridor Streetscape & Design Guidelines

A Coordinated Design for Nannie Helen Burroughs



## Overview

Nannie Helen Burroughs Avenue, between Minnesota Avenue and Division Ave, is a mixed-use corridor that serves Deanwood and other surrounding neighborhoods. Recent development along the corridor is bringing new residents and commercial space to the area and presents an opportunity to reimagine public space to be more inviting with a cohesive look and feel. This can be achieved with additional street trees and wide sidewalks for shaded pedestrian travel and outdoor dining, buildings with active facades and distinct embellishments, and public spaces hosting active uses.

During public meetings held as part of the Nannie Helen Burroughs Small Area Plan in 2024, residents prioritized outdoor spaces for community celebrations; comfortable sidewalks for walking, bike and micromobility facilities; and, access to public transportation. The Nannie Helen Burroughs Streetscape Guidelines aim to realize these goals and incorporate streetscape improvements and stormwater demonstration projects completed in 2012.



Creating a consistent, continuous, and unobstructed sidewalk width and planting shade trees along the street are the primary goals of these guidelines. Today, the benefits of street trees in providing comfortable pedestrian spaces, reducing ambient temperatures, and reducing stormwater runoff are better understood and clearly defined goals of DC. Wide and inviting sidewalks are also an important part of the pedestrian network that allow active uses that contribute to accessible and successful businesses and a corridor's economic development.

## Street Conditions

Nannie Helen Burroughs Avenue has a width that varies from 70' to 110' between Minnesota Avenue and Division Ave. It is notable for some sections having unusually narrow sidewalks and generous sidewalks and a wide, landscaped median in others. The avenue has an irregular alignment, creating sites for potentially prominent buildings at oddly shaped properties where it intersects with east/west streets and buildings at the end of view corridors where the avenue slightly curves.



The rendering on the right shows a view of development potential alongside Nannie Helen Burroughs Avenue to the west of 50th St NE. The render above shows development potential to the east of 49th St NE, including improvements to public space.

These guidelines allow developers to better plan their projects, understand public space improvements to include in public space applications, and where they can consider enhancements like building projections and public art that go beyond minimum requirements. They will also support reviewers in DC agencies in providing consistent comments on applications. Multiple properties along Nannie Helen Burroughs Avenue will likely redevelop over the next 30 years, increasing the importance of coordinating streetscape designs to create seamless, attractive, and resilient public spaces from one development to the next. Implementation of the guidelines will further the community goal of creating a more walkable and multimodal public realm with more trees, achieve DC's long-term environmental goals, and support a vibrant neighborhood commercial area.

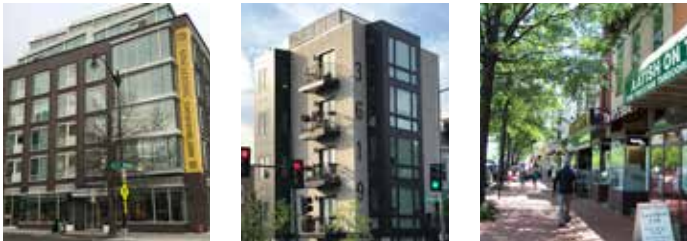


## Public Space Vision



The vision for Nannie Helen Burroughs Avenue includes buildings with ground floors that activate adjacent public spaces; outdoor areas active with programming opportunities, seating, and public art; and, buildings with embellishments at prominent corners.

### Active Building Facades



Design buildings with well-defined ground floors, facades with bay windows and balconies, corners with embellishments, and interesting roof lines.

### Park Visibility and Activation



Design buildings to maintain and enhance existing access and site lines to parks, and design ground floors fronting parks with entrances and outdoor spaces like patios/balconies with shaded benches/seating.

### Neighborhood Identity



Define the neighborhood with plazas, small parks, public art, and commemorative works in ways that celebrate the community's history and culture.

### Prominent Buildings and Focal Points



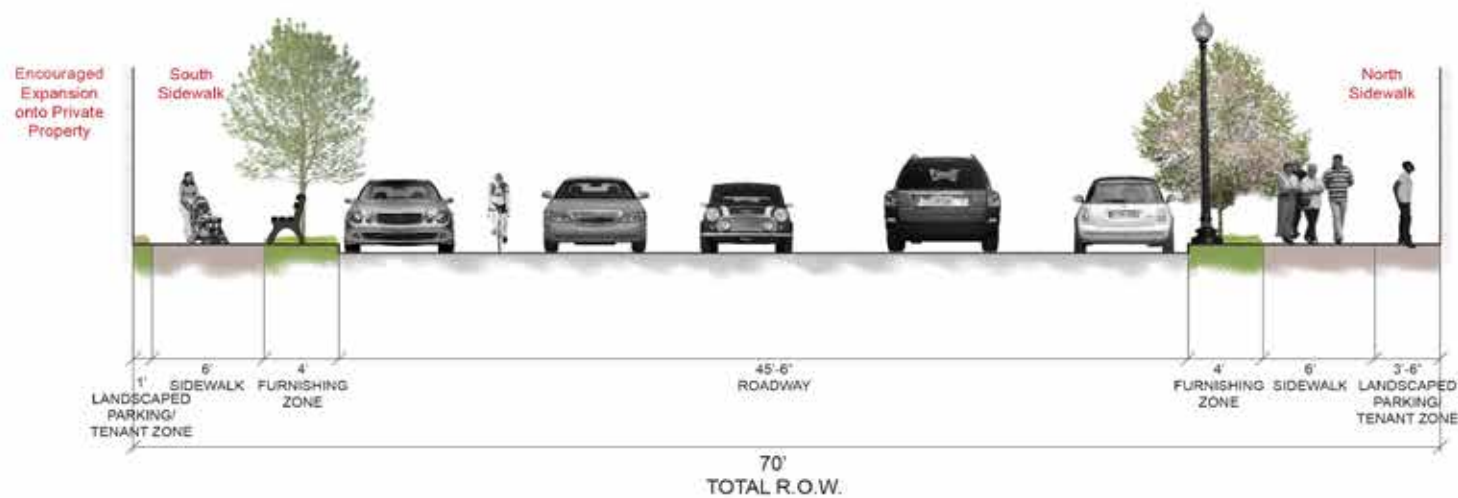
Define the avenue with buildings and/or focal points at the end of view corridors, at triangular shaped properties on the southside of the avenue, and with existing buildings incorporated into new development.



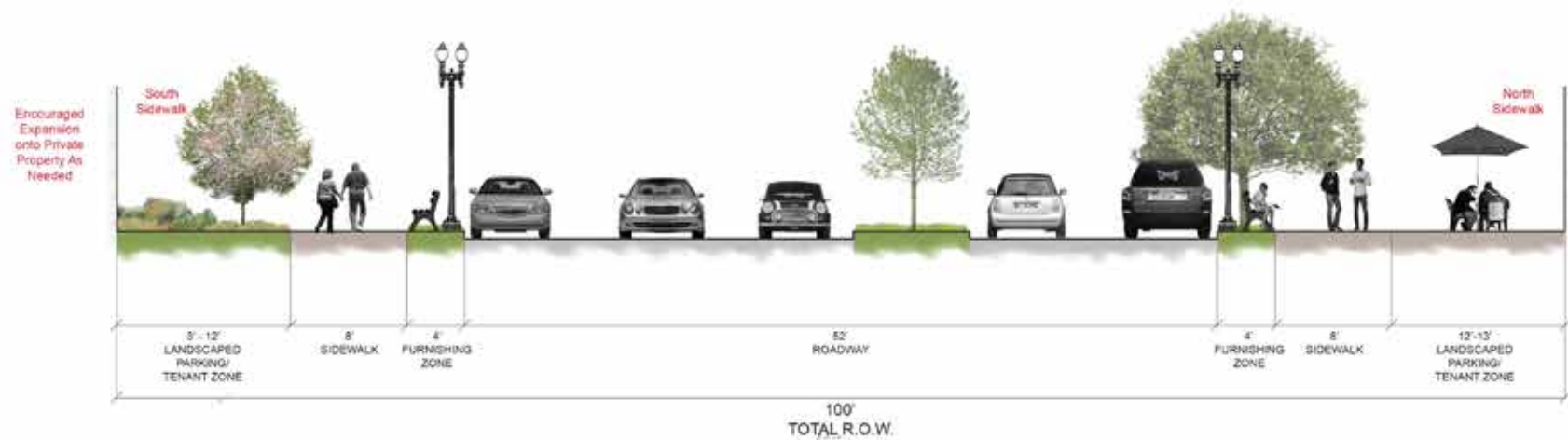
# Streetscape Typologies

## Street Sections

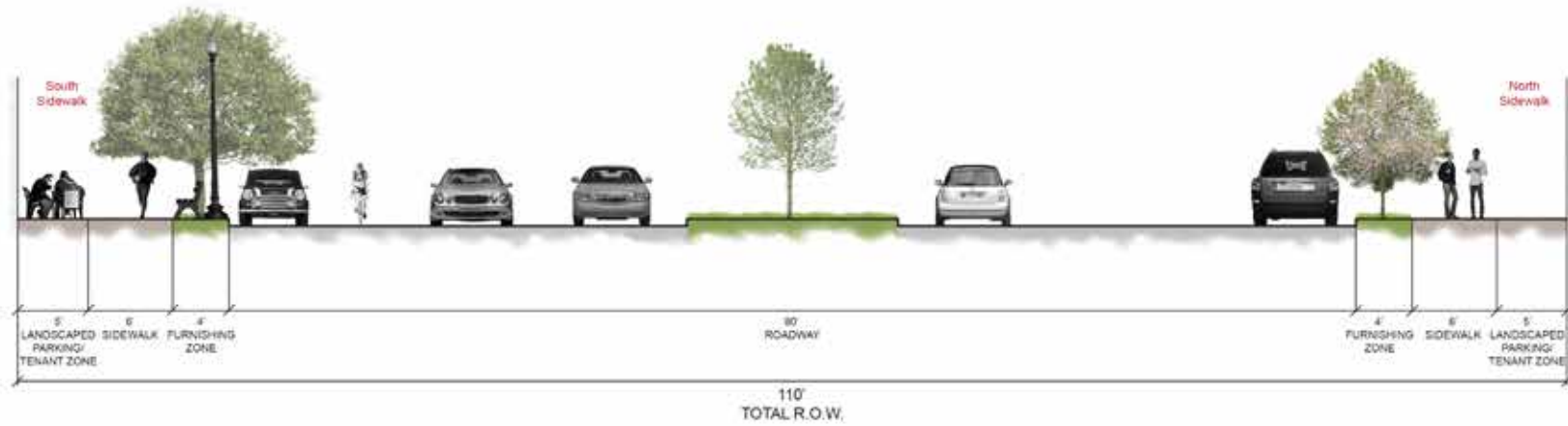
1. Section at Restricted Right-of-Way



2. Section at East and West Gateway



### 3. Typical Section



### 4. Section at Town Center







### *Vibrant Alleys*

Along alleys, design buildings with active facades including balconies and other outdoor spaces, and ground floors with windows, murals, and effective lighting so that they contribute to the safety, character, and activation.



### *Landscape Parking*

The landscaped area between the back of the sidewalk and property line is referred to as “public parking” in the city’s municipal regulations. In 1870, Congress passed the “Parking Act”, and allowed the city to designate part of the right-of-way immediately next to private property as parkland, to be maintained by the adjacent property owner. Today, this area has become a defining feature of Washington, DC, and a regulated part of the city’s park.



### *Building Projections*

Building projections into public space are allowed for embellishing building façades and prominent corners. Due to the varying width of Nannie Helen Burrough Avenue, not all public space has enough width to maintain a minimum distance from the face of the adjacent curb (DCMR 12A-3202.7.1.1). When this requirement cannot be met, OP and DDOT staff support applications requesting a code modification for how far certain projections can extend into public space: 1. Towers, Bay windows, show windows, and open balconies projecting up to 3 feet; 2. Awnings, canopies, marquees up to 18 inches over windows; and, 3. Awnings, canopies, marquees up to 3 feet over primary entrances.

## **Streetscape Dimensions**

To ensure consistency along the corridor, all streetscape plans are recommended to follow these dimensions and materials. Street trees have been selected to ensure a consistent size and form along the corridor.

NHB Avenue Location	Furnishing	Sidewalk*	Parking/Tenant Zone
Minnesota Ave to 200 ft east of Minnesota Ave	4 ft.	8 ft.	3 ft. (South Side) 13 ft (North Side)
200 ft east of Minnesota Ave to 46th Street	4 ft	6 ft	1 ft (South Side) 3 ft 6 in (North Side)
46th St to 49th St	4 ft	6 ft	5 ft
49th St to 50th St	4 ft	8 ft	63 ft (South Side) 3 ft (North Side)
50th St to Division Ave	4 ft	8 ft	12 ft

Streetscape Element	Specification
Street Tree**	TBD
Street Light	Washington Globe, black color; 60+ ft o.c. OR Pendant Arm on Wooden Pole
Sidewalk	3 x 3 Poured-in-place Concrete
Curb	Granite
Gutter	Concrete
Furnishing Zone	1 x 1 Poured-in-place Concrete

\*Development on sections with narrow sidewalks require additional analysis to determine final streetscape design.

\*\*All applicants should work with the DDOT Urban Forestry Division to ensure minimum soil volumes are met.



Nannie Helen Burroughs Corridor is filled with rich history. Pictured here is a DC Transit streetcar that served the corridor throughout the early 20th Century.

# HISTORY AND CULTURE

## VISION

The rich history and culture of the corridor is collected, acknowledged, and celebrated through storytelling, wayfinding, special events, and commemorative works. Places important to the community are identified and serve as key gathering spaces. New development incorporates existing buildings where feasible and creates new places to gather on public space and private property.

The character and history of the Nannie Helen Burroughs corridor can be celebrated through commemoration, building design, neighborhood events, and signage. In the 18th century, the area was rural farmland that grew into a bustling suburban community. The Nannie Helen Burroughs commercial corridor we know today is characterized by its architectural diversity, and many of the buildings were designed and constructed by Black architects who lived in Deanwood. Historic building materials like brick were used to construct two to three-story buildings that line the corridor. With input from organizations like the Deanwood Citizens Association, the community was designed with walkable, tree-lined streets. In 1976, DC Council passed a resolution to rename Deane Avenue to Nannie Helen Burroughs Avenue. The avenue's renaming aligned with the corridor's transition into an economic hub and was the neighborhood's social life, reflecting the resilience and creativity of the

Black community during a pivotal time in history. See pages 8-9 to reference the historic timeline.

The 2021 Comprehensive Plan includes policies and one action related to historic and cultural preservation along Nannie Helen Burroughs Avenue:

- Historic Resource Recognition - Document places of potential historic significance in Far Northeast and Southeast, such as the Antioch Baptist Church, the Shrimp Boat Restaurant, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood and Burrville neighborhoods. Identify appropriate preservation efforts for these places using community recommendations and the Ward 7 Heritage Guide prepared

by the DC Historic Preservation Office as part of the process.  
(*Comprehensive Plan Action FNS-1.2.A*)

- Protect and restore buildings and places of historic significance in Far Northeast and Southeast, including historic landmarks, such as the Nannie Helen Burroughs School, Sousa Junior High School, Mayfair Mansions, Strand Theater, Woodlawn Cemetery, Queens Stroll Road, Payne Cemetery, Southeast Boundary Stone (SE1), National Capitol Hebrew Cemetery, and the Shrimp Boat. Identify and increase awareness of other places of potential significance and consider appropriate preservation. Increase public awareness of these historic assets by incorporating the community’s recommendations as part of the process. (*Comprehensive Plan Policy FNS-1.2.9*)
- All people, including communities of color, all ages, LGBTQ+ populations and people with disabilities, should have the ability to enjoy public life, express their culture, and feel safe in public space. There should be low barriers for peaceful assembly and free expression in existing public spaces, and new and existing public

space design should be accessible, welcoming, and support a mix of activities and users. (*Policy UD-3.1.1*)

- Leverage small parks, including triangle parks, linear parks, and medians, to serve as places for recreation, community gathering, and play by encouraging greater resident and community design and management of these spaces through grant and partnership programs. (*Comprehensive Plan Policy UD-3.3.2*)
- Design plazas to accommodate physical activities like dancing or ball play, passive activities like sitting and chess, and cultural events like concerts, exhibits, and historical celebrations. Plazas can also provide space for café-style seating and farmers markets. When programming plazas, consider the needs of users with varying mobility levels. (*Comprehensive Plan Policy UD-3.3.3*)

This plan includes recommendations for Celebrating History and Culture to provide guidance on memorializing and commemorating the peoples of this area.

History and Culture Recommendations		Implementors
4.1	Support development of a commemorative work honoring legacy Black-owned businesses of Deanwood at the SW corner of Nannie Helen Burroughs Avenue and 49th Street. Encourage the continued identification and commemoration of significant people, places, and events into public spaces and new development.	OP, CAH, DPR, DDOT, Community Partners
4.2	Use the <a href="#">Ward 7 Heritage Guide</a> to identify, document, recognize and memorialize the people and places that are culturally significant and valued by the community in the study area.	OP, DCA, CAH, DCPL, DDOT, DPR, Community Partners
4.3	Celebrate the neighborhood’s history through events and festivals promoting local businesses, community organizations and institutions.	Main Street, MHCDO, ANC, Community Partners
4.4	Establish a digital archive of documents, images, videos, and audio recordings that supports local research; develop other preservation strategies that restore and retain the Indigenous and Black cultural identities of the neighborhood.	OP, DCA, CAH, DCPL, Community Partners
4.5	Identify and recommend strategies to protect historic buildings and public spaces along the corridor, including the “Key Shop” at 4930 Nannie Helen Burroughs Avenue and the Nannie Helen Burroughs School for Women and Girls.	OP
4.6	Plan and support community celebrations in public spaces along the corridor that promote neighborhood identity, such as Deanwood Day and Barbecue Battle.	Community Partners



# Implementation

## HOW IS THIS PLAN IMPLEMENTED?

Following Council adoption of the NHBCSAP, future changes will occur through private redevelopment and public investments. Improvements to the Nannie Helen Burroughs corridor, including enhanced urban design, high-quality architecture, additional resilience measures, and new affordable housing, will be realized as part of the redevelopment process.

The timing for redevelopment of private properties is based on market conditions and the decisions of individual property owners. While construction of new buildings can seem swift, the site planning, financing, and permitting for these projects take years of work that often goes unseen. Public investments also take time to plan and begin with budget allocations for planning and design.

The Great Streets Initiative helped realize needed infrastructure improvements along the Nannie Helen Burroughs corridor. This program is designed to improve pedestrian and vehicular safety at intersections; create usable parks and green spaces; improve multimodal connectivity and improve access to and along the corridor.



Community members participating at OP's Pop-Up Engagement on April 1, 2023.

## ROLE OF GOVERNMENT AGENCIES

While OP led the development of the NHBCSAP from inception through DC Council submission, other DC and federal agency partners will implement many of the recommendations through construction projects, regulatory processes, or operating programs. OP monitors the progress of SAP recommendations and advocates for their implementation. Approval authorities, including the Zoning Commission, Historic Preservation Review Board, and the Public Space Committee, play a role in the NHBCSAP implementation as part of permit reviews.

## ROLE OF COMMUNITY GROUPS

As advocates and stewards of the neighborhood, community groups play an important role in implementing the NHBCSAP. ANCs, community and civic associations, faith-based groups, historic preservation advocates, mutual aid groups, and others were thoughtful contributors to the NHBCSAP's development and are key to its success. Community partners can help implement the SAP's recommendations by:

- Programming community events
- Activating and stewarding public spaces
- Supporting social and economic initiatives
- Providing services to those in need
- Advocating for future studies
- Participating in public processes for discretionary development applications



Community members participating in OP's Conversations in the Park in August 2023.



A photo from the CHOICE Neighborhood Initiative charette. The multi-agency effort took place in November 2023, and provided critical feedback from community members.



Community members participating in OP's Draft Recommendations Open House on June 1, 2024. Continued community involvement is instrumental in implementing the SAP.

### HUD CHOICE NEIGHBORHOOD






In July 2022, the DC Housing Authority (DCHA) and OP worked together to submit a Choice Neighborhood Initiative (CNI) grant application that was approved by the U.S. Department of Housing and Urban Development. The goal of the OP/DCHA partnership is to coordinate the NHBCSAP and CNI planning processes, supporting a shared vision and approach to implementation across DC government and stakeholders.



Community members present to District Agencies and DCHA during a charette. Participants included residents of nearby Lincoln Heights and Richardson Dwellings, who shared proposals to improve the properties (owned and operated by DCHA) and services in the surrounding area.

# Development Guide

This Development Guide summarizes recommendations that can be implemented through private development, the Planned Unit Development (PUD) process or by developing Requests for Proposals (RFPs) for the disposition and redevelopment of public lands in the Nannie Helen Burroughs Corridor planning area.

	Support Zoning Map Amendments for property on Nannie Helen Burroughs Avenue between Minnesota Avenue and Division Avenue NE that are consistent with the Future Land Use Map and the Comprehensive Plan. This approach supports mixed-use infill development and helps realize the full development potential under zoning, including greater density at each end of the corridor. (Policy 1.1)
	Support mixed-use development in the town center around Nannie Helen Burroughs Avenue and 49th Street NE, including neighborhood-serving retail at the ground floor that opens to the street, activates sidewalks and implements urban design guidelines. (Policy 1.2)
	Support infill development and rehabilitation on Nannie Helen Burroughs Avenue and adjacent streets that is initiated by property owners and provides a mix of housing types, increasing homeownership opportunities for a range of household sizes and incomes. (Policy 1.4)
	Explore the potential for residential and commercial development of underused properties and land along the corridor (such as surface parking lots) with Faith-Based property owners and connect owners with technical assistance and resources. (Policy 1.5)
	Prioritize fresh food retail along the corridor through the Food Access Fund and the Great Streets program, and in new development projects reviewed through the Planned Unit Development (PUD) process.



# District Resources

District agencies have online and printed resources for community groups, developers, and agency staff to help inspire new projects, track progress, and fund policy priorities. These resources include guides, manuals, maps, dashboards, and funding that will help implement the Plan's recommendations:

## AFFORDABLE HOUSING AND ECONOMIC DEVELOPMENT

- [Housing Equity Report \(2019\)](#)
- [The Housing Production Trust Fund and DHCD's Consolidated RFP\) Business Development](#)
- [Makers & Creatives Toolkit](#)
- [Office of the Deputy Mayor for Planning and Economic Development](#)
- [Starting A DC Business](#)

## DEVELOPMENT AND ZONING

- [DC Interactive Zoning Map](#)
- [DC Zoning Handbook](#)
- [Front Door DC](#)
- [Future Land Use Map](#)
- [Comprehensive Plan](#)

## HISTORIC PRESERVATION

- [Ward 7 Heritage Guide](#)
- [How to Apply for Listing in the DC Inventory](#)

## PUBLIC SPACE ACTIVATION AND DESIGN

- [Commemorative Works Program](#)
- [Our City, Our Spaces!](#)
- [Public Space Activation & Stewardship Guide](#)
- [Public Realm Design Manual](#)
- [Building Energy Performance Handbook](#)

## FOOD POLICY

- [Senior Food Insecurity Report](#)
- [Centralized Kitchen Study](#)
- [Food Security Report](#)
- [Food Economy Study](#)
- [Food System Assessment](#)
- [Food as Medicine](#)

# Glossary

Word	Definition
<b>Affordable Housing</b>	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), up to households earning less than 80 percent of the MFI.
<b>Commemorative Work</b>	Commemorative work is any statue, monument, sculpture, streetscape or landscape feature, including a garden or memorial grove, or other structure, which is located on public space and the primary purpose of which is to perpetuate in a permanent manner the memory of an individual, group, event, or other significant element of international, national, or local culture or history.
<b>Design Review</b>	The local practice of examining public and private projects for their aesthetic, architectural, or urban design quality and compatibility with nearby development.
<b>Density</b>	The amount of square footage in a specific area of land. Residential density is measured by dwelling units per acre (du/ac).
<b>Floor Area Ratio (FAR)</b>	The ratio of the total gross floor area (GFA) of a building to the area of its lot measured in accordance with Subtitle 303 of the Zoning Regulations.
<b>Future Land Use Map (FLUM)</b>	Provides a generalized view of how land in the District is intended to be used. It does not necessarily show land use as it exists today, and it does not show zoning information.
<b>Median Family Income (MFI)</b>	The median household income for the Washington Metropolitan Area (including suburban Maryland and Virginia), stratified by household size. The MFI for a household of four in the Washington Metropolitan Area, as published by the U.S. Department of Housing and Urban Development in 2024, was \$154,700.

Word	Definition
<b>Placemaking/Placekeeping</b>	The intentional use of public space to create experiences that connect people, inspire action, support creativity, and celebrate the unique aspects of neighborhoods.
<b>Planned Unit Development (PUD)</b>	Provides developers additional density and zoning flexibility when they seek to build projects that exceed existing matter-of-right zoning allowances. In exchange for this flexibility, developers are required to provide community benefits, such as increased affordable housing.
<b>Pedestrian-Scale/Human-Scale</b>	The proportional relationship between the dimensions of a building or building element, street, outdoor space or streetscape element and the average dimensions of the human body, taking into account the perceptions and traveling speed of a typical pedestrian.
<b>Public Realm</b>	The area under public and private ownership that is publicly accessible and experienced from public space.
<b>Resilience</b>	The ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management.
<b>Setback</b>	The distance by which a building must be “set back” from the lines of front, side and rear lots, as well as from the street.
<b>Urban Design</b>	Addresses a neighborhood’s design and visual qualities, ultimately shaping perceptions of the District and contributing to the way people interact and experience the environment around them.
<b>Wayfinding</b>	Encompasses all of the ways in which people orient themselves in physical space and navigate from place to place.



# Acknowledgments

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**DC Office of Planning**

**District Agency Partners**

DC Housing Authority

DC Public Libraries

DC Department of Transportation

DC Department of Housing and Community Development

Department of Energy and Environment

Office of the Deputy Mayor for Planning and Economic Development

Department of Parks and Recreation

Department of Small and Local Business Development

**ADVISORY NEIGHBORHOOD COMMISSION 7C**

**COMMUNITY PARTNERS**

Deanwood Citizens Association

Marshall Heights Community Development Organization

Faunteroy Community Enrichment Center

The Riverside Center

**CONSULTANTS**

SmithGroup

