

NEW YORK AVENUE NE ROADMAP

#36000by2025
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District of Columbia
Office of Planning



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



DEAR WASHINGTONIANS,

Coming into my second term, I set a bold goal to build 36,000 new homes by 2025. Where you live and can afford to live has a major impact on your economic opportunities, health, and life outcomes. That's why I made a commitment to increase the District's supply of affordable housing, diversify the economy, and invest in programs and policies that give families a fair shot to live and thrive in Washington, DC.

For Upper Northeast, New York Avenue is one of the key gateways into the nation's capital. The recently adopted Comprehensive Plan provides a unique opportunity to transition the corridor to an abundant mix of housing, retail, civic uses, and open space for residents, workers, and visitors.

To reimagine the New York Avenue NE corridor, the District will kick-off three coordinated, community-informed planning efforts that support this unprecedented opportunity to surpass the District's housing goals. This includes unlocking the potential for 33,000 new housing units, one-third of which will be affordable.

As part of this work, the District will accelerate access to good jobs and improve the quality of life for current and future residents by examining innovative approaches to production, distribution, and repair land uses with the goal.

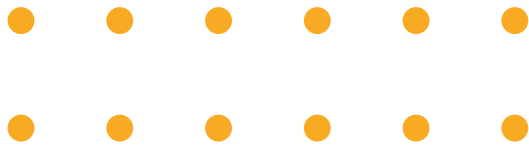
This Roadmap helps to visualize a collaborative process with the community, businesses, and government working together to advance racial equity, increase housing and job opportunities, enhance resilience, and provide 21st century infrastructure to support a vibrant New York Avenue NE corridor.

Sincerely,



Muriel Bowser
Mayor, District of Columbia





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WHY ARE WE PLANNING FOR NEW YORK AVENUE NE?

New York Avenue NE is a three-mile corridor that extends from Florida Avenue NE to South Dakota Avenue NE and includes the nearby communities of Ivy City, Brentwood, and Langdon. The corridor is home to a variety of industrial and service jobs and is a major freight and commuter route with one of the highest traffic volumes in the District.

Change along New York Avenue is being propelled by the redevelopment of Union Market and NoMA, which have established the corridor as a key commercial and residential growth area. Among the communities that line the corridor, Ivy City has been at the forefront of change, led by the redevelopment of the former Hecht's warehouse into a mix of apartments and retail uses. Two other communities along the corridor, Langdon and Brentwood, are characterized by lower density residential areas, warehouses, and fleet facilities.

New York Avenue NE is defined in the District's Comprehensive Plan (Comp Plan) as a Gateway Corridor that should be celebrated as a place of significance, lined with interesting buildings and public spaces, and that links adjacent neighborhoods through shared infrastructure. The recently adopted Comp Plan's Future Land Use Map (FLUM) now allows High-Density Mixed-Use development including Production, Distribution, and Repair (PDR) uses, a change from the previous designation for PDR alone. This significant change is why New York Avenue NE is identified on the Comp Plan's Generalized Policy Map as a Future Planning Analysis Area and why the DC Office of Planning (OP) is undertaking a series of planning studies, beginning in 2022.



New York Avenue NE Looking East



The blue building is an example of infill housing in Ivy City

Planning for New York Avenue NE will explore a range of opportunities, including:

- Supporting new housing, while prioritizing people living along the corridor
- Planning for racial equity and resilience
- Promoting good jobs and innovative businesses
- Developing an updated approach to Production, Distribution, and Repair land uses
- Meeting the mobility needs of residents who walk, roll, bike, and ride transit
- Leveraging federal funding opportunities for infrastructure
- Establishing New York Avenue NE as a vibrant Gateway Corridor to the District

Together, these opportunities will create a New York Avenue NE where existing and future residents can thrive.

Example of a mural in the New York Avenue NE corridor



HOW ARE WE PLANNING FOR NEW YORK AVENUE NE?

In 2022, the District will begin a series of planning studies to implement the Comp Plan Update's land use changes to the New York Avenue corridor. Together, these studies will be coordinated and build on each other throughout the planning process to inform housing, economic development, resilience, and racial equity.

New York Avenue Vision Framework

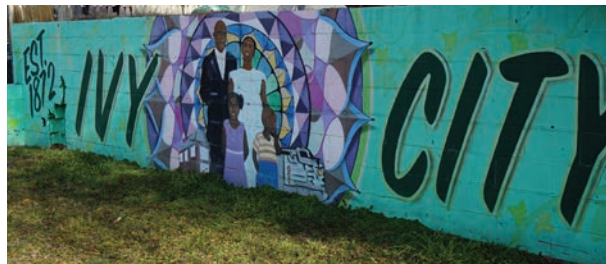
The Vision Framework will provide guidance needed to spur the production of new affordable and market-rate housing units, support existing and future jobs to aid economic recovery from the COVID-19 pandemic, and identify the infrastructure and facilities that need to be coordinated and funded. It will include urban design recommendations for development, and examine the need for better transportation options. This work will also advance creation of good jobs along the corridor across a range of industries including light manufacturing, customer service, and office jobs. The Vision Framework will kick-off a multi-year planning effort that will guide the transition of the corridor over the next 20 years.



Hotel along New York Ave NE

Ivy City Small Area Plan

Ivy City is a historically African-American neighborhood that has experienced challenges due to the proximity of PDR uses to residential areas and rising housing costs. Building on the Vision Framework, the Small Area Plan (SAP) will be a community-informed initiative to develop racial equity focused strategies to address and mitigate these challenges. In addition, the SAP will identify how to provide more housing within Ivy City, while avoiding displacement. The SAP will also examine how to improve the pedestrian experience, creating a framework for the community's public space focused on improving the quality of life for Ivy City residents.



Mural in Ivy City

PDR Report

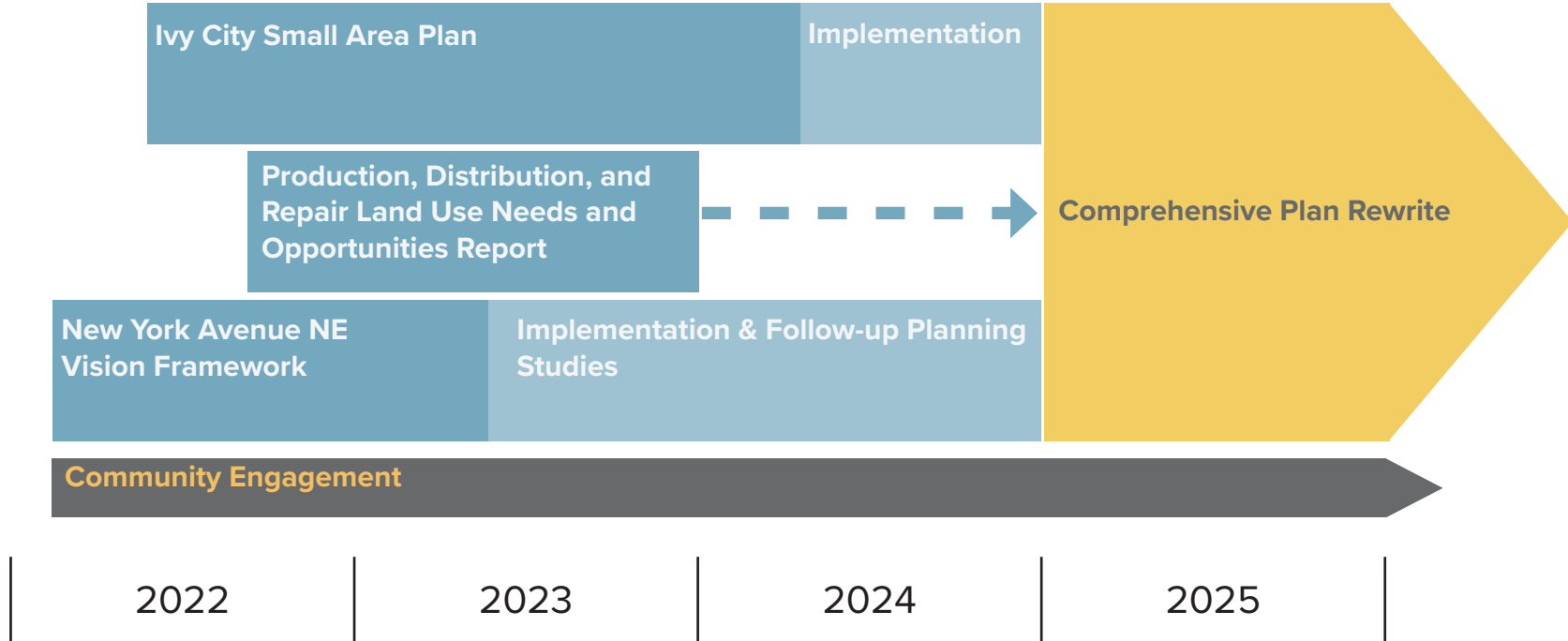
The Districtwide Production Distribution, and Repair (PDR) Report will help inform future planning and policy that balances the distribution of PDR land uses in the District and better mitigates environmental impacts. PDR land uses are needed to support municipal operations such as waste management, commercial operations, and residential life through goods warehousing and distribution/delivery points. The Report will evaluate market forces, explore trade-offs, and assess new approaches for addressing existing and future needs. Additionally, the Report will explore the feasibility of incorporating compatible PDR uses into mixed-use residential buildings. It will also help the District work with property owners to reduce the environmental impact of uses from municipal and utility operations that may be impractical to relocate.



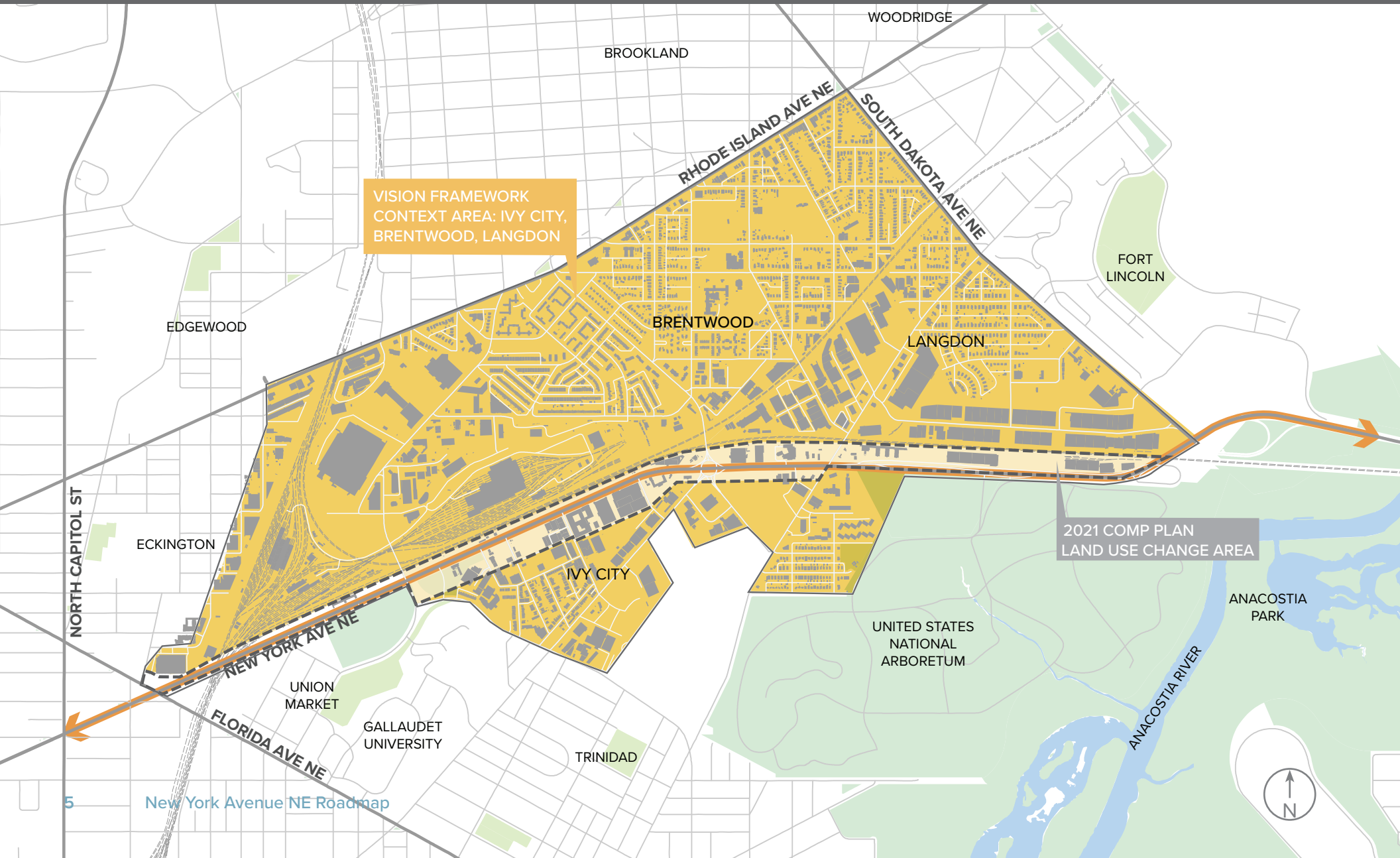
Example of an assembly and repair business

WHAT TO EXPECT

This Roadmap launches OP's series of planning studies for the New York Avenue NE corridor shown in the timeline below. OP will engage residents, businesses and other stakeholders through these efforts.



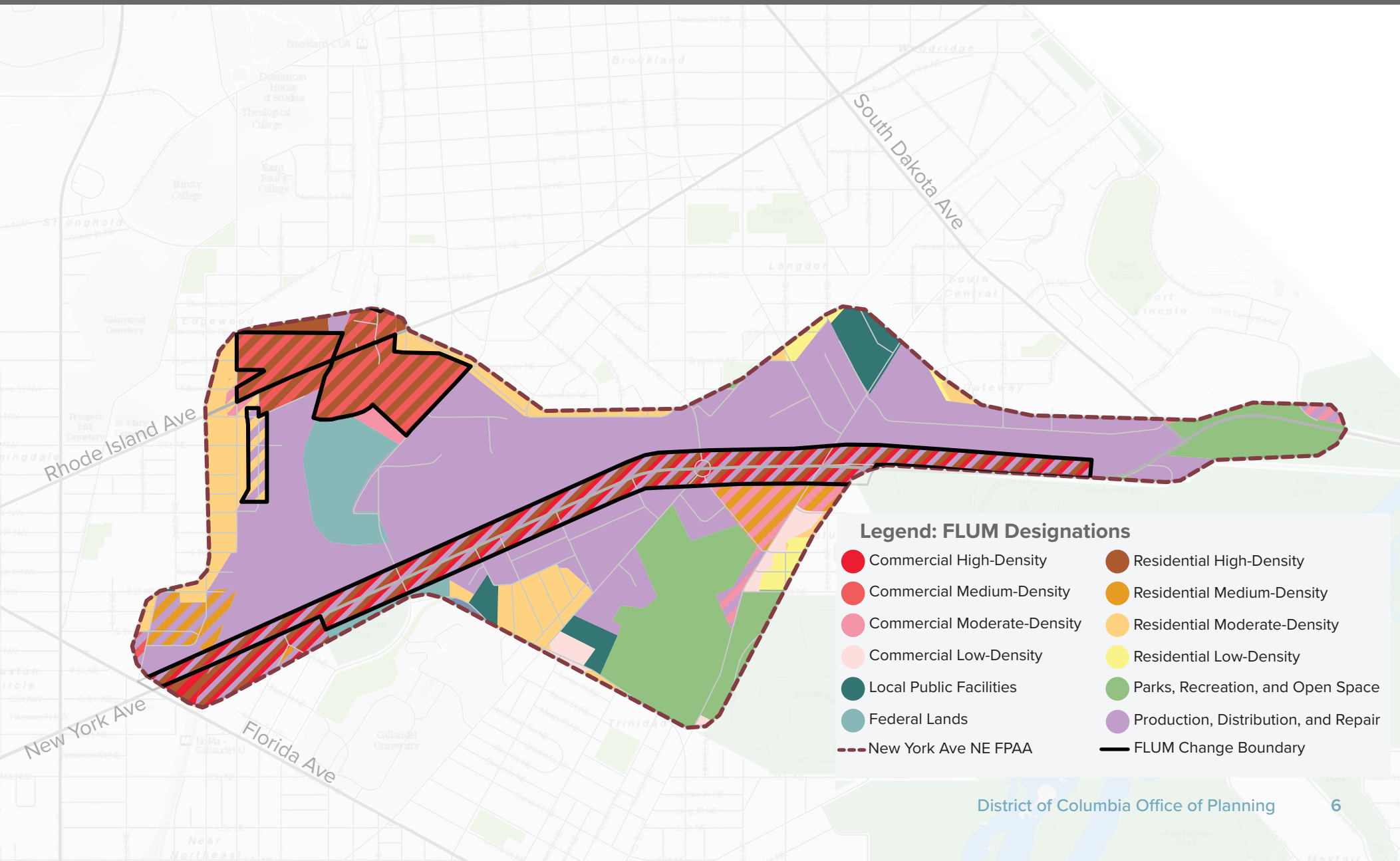
New York Avenue NE Vision Framework Study Area



New York Avenue NE in the Comprehensive Plan

Future Land Use MAP (FLUM): This map shows anticipated future land uses, which may be the same, or different than, the current land uses. Striped designations identify a mix of uses.

Future Planning and Analysis Areas (FPAA): These areas are identified on the Comp Plan's Generalized Policy Map. The New York Avenue NE corridor is identified as a FPAA and the planning studies outlined in this roadmap will refine and guide implementation of changes to the FLUM based on Comp Plan policies.



HOW WILL THESE PLANNING STUDIES ADVANCE DISTRICT HOUSING GOALS?

In 2019, Mayor Bowser set a citywide goal to produce 36,000 new housing units by 2025, including the production of 12,000 dedicated affordable housing units.

To guide implementation of this goal, Mayor Bowser's 2019 Housing Equity Report established affordable and market-rate production targets for each of the Comp Plan's ten planning areas.

The Upper Northeast Planning Area, which includes New York Avenue NE, has a target to produce 6,900 additional housing units between 2019 and 2025, including at least 1,350 dedicated affordable housing units.

The New York Avenue Vision Framework and Ivy City SAP will address how to avoid displacement along the corridor and investigate how to maintain and increase affordable housing opportunities. The studies will also develop urban design tools to help PDR and housing coexist more compatibly along the corridor.

These studies will guide implementation of the Comp Plan's FLUM through private sector led zoning amendments, public space committee processes, and inter-agency coordination. They will also evaluate the need for future Comp Plan amendments.

Beyond 2025, it will be important the District maintains the current rate of housing production to provide enough dedicated affordable housing to meet residents' needs while preventing the cost of market-rate housing from increasing faster than wages.

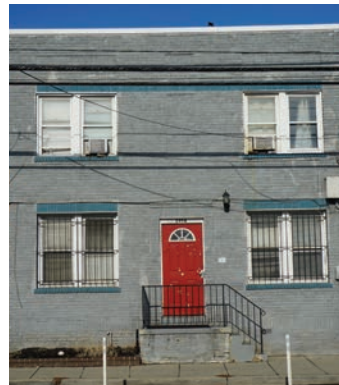
The changes to the Comp Plan's Future Land Use Map enable development of up to 33,000 new housing units, including as many as 11,000 dedicated affordable housing units in the corridor, over the course of the next 20 years.



Infill housing



Rowhomes



Small apartment building



Bungalow



High-rise apartment

WHAT IS AFFORDABLE HOUSING?

Dedicated Affordable Housing

Housing that both: 1) targets the lowest income households earning 30% of Median Family Income (MFI) or less and is generally income restricted to households earning up to 80% of the MFI, and 2) housing costs are restricted to 30% of the target household income limit or lower. The price of this housing is maintained at a level below what the free market would command using a variety of local and federal tools.

Market-rate Housing

Housing with rents or sales prices that are allowed to change with market conditions, including increased demand. Some market-rate housing may be naturally occurring affordable housing that low and moderate-income households can afford. New market-rate production is critically important to keeping the broader supply of housing affordable to the typical household.

For the purposes of New York Avenue NE planning, properties currently subject to the District's rent stabilization (also known as rent control) policies are considered market rate. The rents in these properties increase at or above inflation but occupancy is not limited by income.

Promoting Affordable Housing Along New York Avenue NE
















The District has a suite of tools and programs to promote affordable housing. Below are two examples of tools that would be impactful along New York Avenue:

Inclusionary Zoning (IZ): The District has one of the nation's leading IZ programs that designates 8% to 12.5% of the units in most new housing developments as dedicated affordable. IZ units have rents that are affordable to households earning 60% or less than the region's MFI. For units that are owned, such as condos, the costs are affordable to households earning 80% or less of the region's MFI. In 2021, the District's Zoning Commission adopted IZ Plus, which requires additional affordable housing when zoning is changed. Along New York Avenue NE, most sites will be required to designate 20% of units as dedicated affordable housing.

High-Needs Area Tax Abatement: Under a new tool created by Mayor Bowser, property owners can now compete for tax abatements worth a total of \$4 million a year to support building more new affordable homes. Successful applicants will make at least one-third of units available at affordable rents that, on average, do not exceed 80% of MFI. IZ requirements for units at 60% MFI also apply and count towards the one-third total unit affordability requirement.

Applicants will compete against each other and preference will be given for applications that provide the most benefit to the District by including features like exceeding minimum program requirements in terms of amount or depth of affordability and accelerated project delivery timelines. This tax abatement specifically targets the production of new affordable housing in four areas including the Upper Northeast Planning Area which contains the New York Avenue NE corridor.

Example occupations and incomes of affordable housing residents by income ranges

Extremely Low-Income (<30% of the MFI)	Very Low-Income (30% to 60% of the MFI)	Low-Income (60% to 80% of the MFI)
 Retiree on Social Security & Savings Income: \$27,090	 Psychiatric Technician Income: \$54,180	 Computer Support Specialist Income: \$72,240
 Fast Food Cook with 1 child Income: \$31,000	 Insurance Claim Clerk with 1 child Income: \$61,920	 Police Officer with 1 child Income: \$82,560
 Physical Therapist Aide with 2 children Income: \$34,800	 Guidance Counselor with 2 children Income: \$69,660	 Librarian with 2 children Income: \$92,880
 Bank Teller with 3 children Income: \$38,700	 Construction Laborer & Dishwasher with 2 children Income: \$77,400	 Shipping Clerk & Medical Technician with 2 children Income: \$103,200
 Hair Dresser & Aging Parent with 3 children Income: \$42,600	 Bus Driver & Receptionist with 3 children Income: \$85,140	 Payroll Clerk & Pharmacy Aide with 3 children Income: \$113,520

Maximum and minimum income limits, as well as rents and purchase prices, for dedicated affordable housing units are all based on the MFI and adjusted for household size.

Source: US Department of Housing and Urban Development, US Bureau of Labor Statistics, DC Office of Planning

HOW WILL THESE PLANNING STUDIES ADVANCE DISTRICT PDR GOALS?

What is PDR?

Production, Distribution, and Repair (PDR) is a type of land use that focuses on industrial, supportive commercial, infrastructure, and municipal uses. The District's policies for PDR are outlined in the Comp Plan and are regulated through the zoning code. The District's existing PDR uses include municipal services, fresh food industries, and light manufacturing.

Why is PDR Land Important?

In the District, PDR lands host important commercial, municipal, and infrastructure uses that facilitate our daily lives, such as facilities for government vehicles and utilities. These areas are where Metrobuses are maintained, municipal waste and recycling are managed, local food and beverages are manufactured, construction companies are based, and deliveries are processed. Jobs in PDR industries provide accessible pathways to family-sustaining wages and employment opportunities.

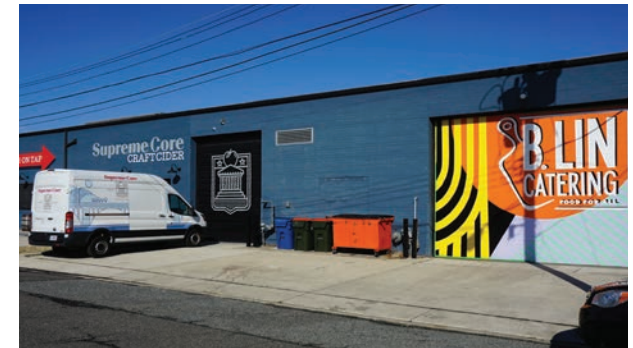
How is the Citywide PDR Report Related to Planning for New York Avenue?

Most of the District's PDR land is located along the New York Avenue NE corridor. However, many areas along New York Avenue are likely to transition to housing and mixed uses that may incorporate compatible PDR uses, such as breweries, coffee roasters, and catering businesses.

The upcoming citywide PDR Report will inform an updated approach that advances resilience and identifies land area that is appropriate for PDR uses. This report will evaluate the benefits and trade-offs of retaining and enhancing these uses, including integrating industrial uses with residential uses in compatible, innovative ways. The report will be informed by key recommendations of prior planning efforts, including the Comp Plan, Ward 5 Works Industrial Transformation Study (2014), and the West Virginia Avenue Public Works Campus Master Plan (2016).

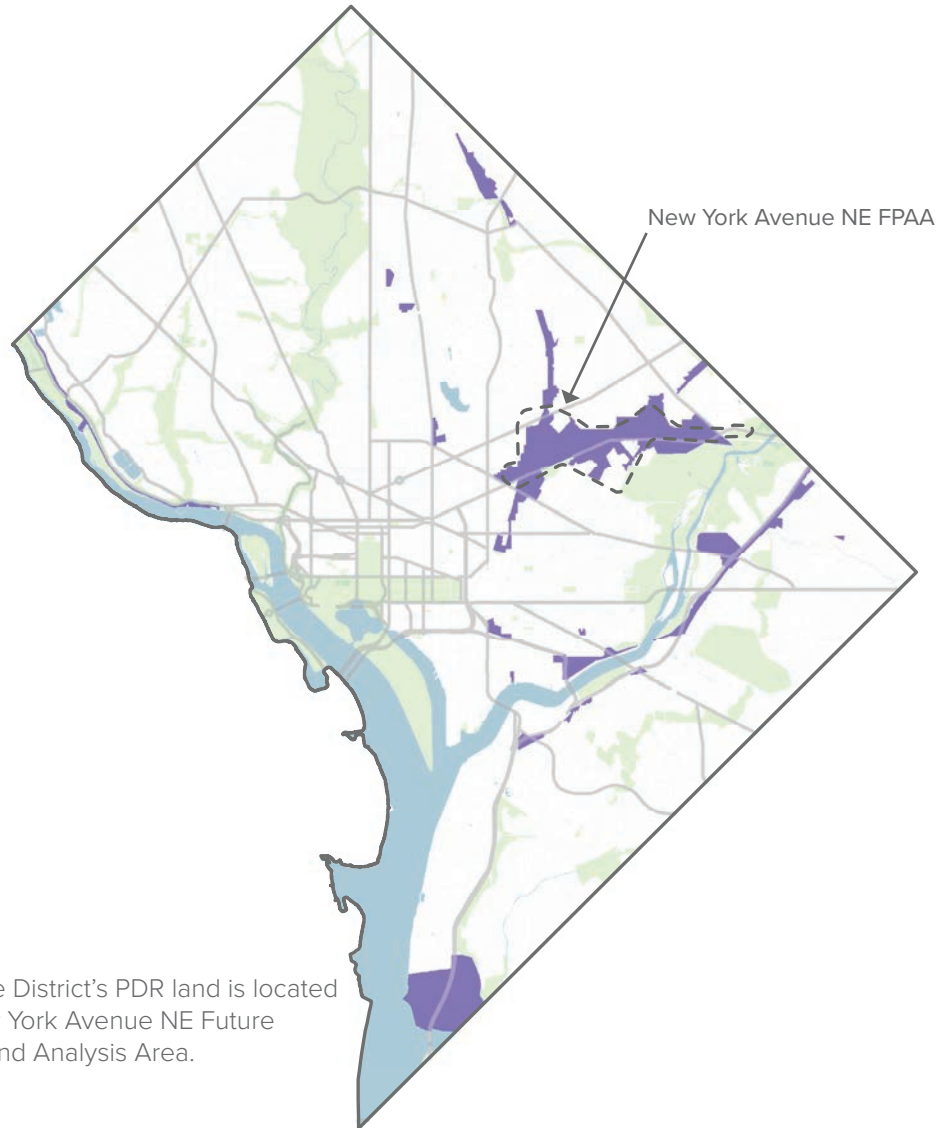


Typical warehouse in the study area



Example of a renovated warehouse

Areas Zoned for Production, Distribution, and Repair



Most of the District's PDR land is located in the New York Avenue NE Future Planning and Analysis Area.

Environmental Justice

A just community is one in which all people experience protection from environmental and health hazards and have equal access to the decision-making process for having a healthy environment. Low-income communities and communities of color should not face disproportionate environmental burdens and should enjoy clean and safe places to live, work, play, and learn.

Advancing environmental justice, racial equity, and resilience along the New York Avenue NE corridor will require strategies for avoiding potential resident displacement, modernizing PDR in the District to use less space, improving environmental quality, expanding economic opportunities for residents with lower income, and reducing health disparities.



An example of an older PDR facility that has been reused as a commercial kitchen.

WHAT CAN YOU DO?

Transitioning the New York Avenue NE corridor to be a more inclusive and vibrant place for residents and a welcoming gateway to the District will take all of us working together – residents, government, property owners and advocacy organizations.

What Can Residents Do?

Help guide the future of your community by participating in planning processes and by talking with neighbors and civic organizations about the opportunity to re-imagine the corridor and advance housing and job opportunities, resilience and equity, and an improved public realm. Advocate to your Advisory Neighborhood Commission (ANC) to engage in the District's planning processes in the New York Avenue Area.

What Can District Government Do?

District government, with federal support and collaboration, can continue to leverage the District's robust set of housing policies, programs, and tools and make investments in housing, including the production and preservation of affordable housing along the corridor. The District can also coordinate land use, development, and infrastructure to improve the quality of life for residents and the business environment to expand job creation. Additionally, the District can partner with foundations and philanthropic organizations to align investments in the corridor.

What Can Property Owners Do?

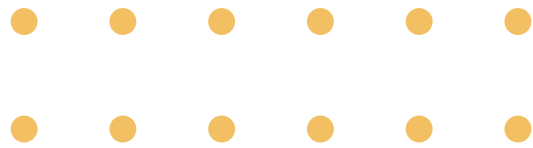
Property owners can work with the District, federal government, community members, nonprofit developers, and investors to be partners in the planning process. Property owners can help advance key District goals for housing and mixed-use development to create new jobs, support new vibrant public spaces, and promote equity and resilience.

What Can Advocacy Organizations Do?

Advocacy organizations can convene with stakeholders to discuss the opportunities and challenges provided by the upcoming planning efforts. They can collaborate and provide insight into the specific needs of the corridor and identify innovative approaches to addressing those needs. They can also help to champion plan implementation.

To Learn More and Stay Up to Date

For updates on the planning process and future information on how to get involved visit the project web page planning.dc.gov/NYARoadmap, [sign up for the OP Newsletter](#), and follow OP on Twitter [@OPinDC](#)



RESOURCES

DC Comprehensive Plan | DC Office of Planning, 2021.

Housing Equity Report: Creating Goals for Areas of Our City | DC Office of Planning and DC Department of Housing and Community Development. 2019.

Front Door DC | A DC Government website helping current and future DC homeowners thrive.

New York Avenue Streetscape and Trail Project | DC Department of Transportation, 2017.

West Virginia Avenue Public Works Campus Master Plan | DC Office of Planning, 2016.

Ward 5 Works Industrial Land Transformation Study | DC Office of Planning, 2014.

Locate Your ANC and SMD | DC Office of the Chief Technology Officer

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