

Mid City East Small Area Plan Public Comment Digest

Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
1	Yvonne Williams	Chair of the Board of Trustees of Bible Way Church	Bible Way is in its 87th year and one of our principal missions has been to work to bring affordable housing to the neighborhood of our church which is located at 1100 New Jersey Avenue, Northwest. Our oldest housing affiliate is the Golden Rule Apartments, Inc. Golden Rule Apartments, Inc. Is a nonprofit affiliate of Bible Way Church constructed the Golden Rule Center at the Northwest corner of First and K Streets, Northwest, in 1973. Beginning in 2005, we sought to redevelop the site which was in declining condition. At that time, the city asked us to hold on our redevelopment plans as they were planning a charette and a master planning exercise for the whole area.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Noted. The Northwest One Redevelopment Plan (NW1) was approved by the Council of the District of Columbia in July 2006. The NW1 plan recommends the massing of any redevelopment for this site step down toward the existing buildings. (Page 72)	No change.
2	Yvonne Williams	Chair of the Board of Trustees of Bible Way Church	In 2006, the Northwest One Master Plan which encompassed the Golden Rule Center site was approved by the city council showing higher density along K Street and lower density towards L Street as well as the introduction of new intermediate streets. In compliance with the master plan, Golden Rule began construction on the SeVerna in 2010 at First and L Streets, Northwest. The project was constructed in part with financing from the Deputy Mayor of Planning and Economic Development and with the support of the Office of Planning. The site was designed in compliance with C2A zoning. The five-story mid-rise located on K Street and four story low-rise townhouses along L Street intended to compliment future low-rise development to the north of L Street. Additionally, the townhouses are set back to allow the 90-foot L Street right of way to reopen. In 2011 Golden Rule completed the up-zoning and the future SeVerna on K which we have almost finished at this point. It's a 133 high-rise. Hundred and thirty-three unit high-rise.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Thank you for your comment. The Mid City East Small Area Plan supports redevelopment at Sursum Corda that is compatible with surrounding development and recommends all proposed development be achieved through a Planned Unit Development. (Page 40)	No change.
3	Yvonne Williams	Chair of the Board of Trustees of Bible Way Church	Representatives of Golden Rule and our development team met with the Office of Planning on July 20, 2013, regarding the Mid City East Area Plan to express our concern that the city was altering a portion of the recently approved Northwest One Plan without regard for our adjacent components of the plan which had already been completed like SeVerna One.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Council of the District of Columbia approved the Northwest One Redevelopment Plan (NW1) in July 2006. The NW1 and the Mid City East Small Area Plan share key housing principles: the provision of a range of housing and amenity options for a range of incomes and ensuring that there is no loss of the existing affordable housing units in the neighborhood. Since NW1's approval in 2006, the adjacent neighborhoods of Mt. Vernon Triangle and NoMa have dramatically changed with increased density, creating a greater pressure for increased density in Sursum Corda. Thus, there is a growing need to address design issues as they relate to the height and scale of existing buildings. The Mid City East Small Area Plan acknowledges in MCE 3.9 sensitivity to the lower density buildings by recommending that development step down towards First Street and Mt. Airy Baptist Church. (Page40) Additionally, the Mid City East Small Area Plan recommends a Planned Unit Development (PUD) process for redevelopment, which enables further community vetting of redevelopment through a public hearing process. (Page 40) Additionally, to address this concern, language was added to recommendation MCE 3.9 that redevelopment reflect height and scale existing neighborhood developments, "including the recently constructed SeVerna."	Change, Page 40, 73, 114

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4	Yvonne Williams	Chair of the Board of Trustees of Bible Way Church	Golden Rule requested a full review be conducted to understand how the Northwest One Master Plan and Mid City East Small Area Plan would be integrated. Golden Rule requested careful study to assure that any requests or proposals for additional density not negatively impact the SeVerna low-rise development at First and L. We did not receive a response and were disappointed that the draft plan does not include a statement that the redeveloped Sursum Corda property should step down toward L Street, although I must say I saw in the hall, the statement to that effect is included. We just don't have a copy of it. We support the opportunity for Sursum Corda to redevelop their site through the PUD process. However, we request that Mid East Small Development Area Draft Plan be updated to reflect that new development must step down toward L Street so as not to adversely impact SeVerna development which was built at four stories as required by the city's approved Northwest One Plan. Thank you very much for the opportunity to present this information. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Council of the District of Columbia approved the Northwest One Redevelopment Plan (NW1) in July 2006. The NW1 and the Mid City East Small Area Plan share key housing principles: the provision of a range of housing and amenity options for a range of incomes and ensuring that there is no loss of the existing affordable housing units in the neighborhood. Since NW1's approval in 2006, the adjacent neighborhoods of Mt. Vernon Triangle and NoMa have dramatically changed with increased density, creating a greater pressure for increased density in Sursum Corda. Thus, there is a growing need to address design issues as they relate to the height and scale of existing buildings. The Mid City East Small Area Plan acknowledges in MCE 3.9 sensitivity to the lower density buildings by recommending that development step down towards First Street and Mt. Airy Baptist Church. (Page40) Additionally, the Mid City East Small Area Plan recommends a Planned Unit Development (PUD) process for redevelopment, which enables further community vetting of redevelopment through a public hearing process. (Page 40) Additionally, to address this concern, language was added to recommendation MCE 3.9 that redevelopment reflect height and scale existing neighborhood developments, "including the recently constructed SeVerna."	Change, Page 40, 73,114
5	Albrette Gigi Ransom	Edgewood	I'm here to support the Mid City Plan. Truly support the overpass from Rhode Island Avenue down to Route, I think it's R Street that you plan on building. Hopefully, with that, there would be sufficient room for lease, authorized vehicles, such as police, fire, etcetera, to come through there in one way or the other. Particularly concerned.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	Thank you for your support.	No change.
6	Albrette Gigi Ransom	Edgewood	I like the conservatory group idea to retain the culture and the aesthetics of our present townhouses or whatever the buildings may be on certain blocks because these pop-up designs are really -- some of them -- the majority of them have really been in poor taste. They're just thrown up and it takes away from the character of the community.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Neighborhood Character	Thank you for your support.	No change.
7	Albrette Gigi Ransom	Edgewood	Also support looking through here the proposed Sursum Corda project. We have a lot of empty space over there now and hopefully we can restore the vitality in the right way over in that area.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Thank you for your support.	No change.

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8	Albrette Gigi Ransom	Edgewood	I had hoped that the plan would extend down from L Street to K Street where everything is going on and you have that huge parking lot, now a parking lot on the corner, but I'm quite sure something could be done. In here is about the recreation center on New York Avenue. I'm in the Hanover area, unit block of O Street. It would really be nice to have some type of a real state-of-the-art recreation center built that would fit in with the community. Having to go up to the potentially proposed McMillan site, the New York Avenue site is definitely not for recreation. People are looking for cost-effective fitness programs with the right equipment, the right space and just for some other activities. We have the Butler Boys and Girls Club across the street. Maybe that can be taken a look at and possibly rebuilt to fit the needs of the 21st century.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The Office of Planning (OP) has shared this comment with the Department of Parks and Recreation (DPR). The Mid City East Small Area Plan did not specifically look at the Butler Boys and Girls Club. The plan includes goals to "improve the quality and accessibility of existing playgrounds, parks and green spaces" and to "identify opportunities and sites for new parks, community gardens, green spaces and other recreation." (Page 49, 50) Existing recreation centers in the area include Harry Thomas Sr. Recreation Center on Lincoln Road and RH Terrell Recreation Center on L Street. As for new recreational assets proposed in the vicinity of Hanover, see recommendation MCE 5.9 - P Street - Work with DDOT to extend the P Street Greenway through Mid City East; and MCE 5.10: Community Academy PCS - Create a new green space for community and student use on part of the CAPCS parking lot with any future redevelopment of that site. Explore the possibility of incorporating a community garden. (Page 50)	No change.
9	Albrette Gigi Ransom	Edgewood	We were looking at the 1300 block of North Capitol Street on the Northwest side. There's a vacant lot there just before Hanover Place, Northwest. And currently there's a gentleman that has chosen to grow a garden in there and I mean he's putting out some wonderful produce and he shares it with the community. It is my hope and I talked with Ms. Crain -- with Colleen that possibly we can talk to the owner of that property and until they decide to do something that life can grow that will also feed life until there is some type of idea. So, we'll follow up on that. Thank you. I'll submit written testimony to you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The Mid City East Small Area Plan supports community gardens in recommendation MCE 5.13 - Community Gardens - Incorporate community gardens on appropriate sites with new parks and green spaces. (Page 50) Currently, the parcel cited is privately owned. The Office of Planning (OP) can coordinate and facilitate discussions between the land owner and neighborhood residents.	No change.
10	Lonnie Duren	Chairperson of Sursum Corda	First of all, I would like to thank the city, Office of Planning, the Department of Transportation for even taking and having a vested interest in changing the zoning at Sursum Corda to accommodate the families in that area. As some of you might not know, the reason were in Northwest One because we had some type of dispute that blocked us out, so myself and the consultant and the lawyers fought to get back in the plan. We met with the city, met with the Mayor's office and met with the Office of Planning. So, in that period some where along the line it struck a chord said something not right in that area for us to be left out. So, we joined the Small Area Plan Mid East and I'm so happy that I was selected to be on the Advisory Board. So, that's what I really want to thank is the city. I approve of the plan. I approve of us working with Bible Way, Mount Airy Church to do the things we need to do because at one point nobody thought we would be here. So, I'm not going to sit here and say I'm not happy but we still got a long fight to go.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recommends MCE 3.9, "Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and should encourage the development of a mixed-income neighborhood through: (1) the provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% AMI; (*BE1.1, BE2.5) (2) the addition of market rate units that will represent at least 66 percent of the total units H15 (3) reflect the height and scale of existing neighborhood developments, <i>(new text: including the recently constructed SeVerna)</i> . Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW; (4) extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW; (5) include sustainable development components such as green/park space and other community amenities." (Page 40, 114)	Change, Page 40, 73, 114

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11	Lonnie Duren	Chairperson of Sursum Corda	We have got a development partner who dealing in affordable housing so that right there is a plus anyway because you know the way the city is changing we still have to have something for the low, low and the needy. And hopefully Sursum Corda can apply that to our members. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recommends MCE 3.12, "In the event of long-term future redevelopment of current public housing or private affordable housing developments, maintain or increase the number of affordable units on site." (Page 41)	No change.
12	Austin Pearl	ANC Commissioner 5E08	Hi. My name is Austin Pearl. I'm the ANC Commissioner for 5E08, so that's the portion of Bloomingdale that is north of Rhode Island Avenue and west of North Capitol Street. First, I'd like to start by thanking the Office of Planning for your vision and leadership in trying to bring the resources to this part of the city that are badly needed.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Vision	Thank you for your support.	No change.
13	Austin Pearl	ANC Commissioner 5E08	And while I support the entire plan, I'd like to focus my remarks specifically on North Capitol Street on which I lived for 10 years since 2005. For those who live on North Capitol Street, it is a burden to live with to be frank. There is an insane amount of noise, trash, urban blight. The speeding cars are a safety issue, for pedestrians and children that just want to walk down the street and cross the street from Eckington to Bloomingdale and back and forth. I almost don't feel like I live on a street or in a neighborhood when I look at North Capitol, but on a speedway for commuters. And quite honestly it isn't right. Now, the Mid City East Small Area Plan calls for improved streetscaping, a task force for safety and decking. And I say that if you make it feel like a street people will treat it like a street. I think if we do a lot of these things there will be less litter. I think there will be less people speeding through at 65 miles an hour even though people live there. So, it certainly seems like Dupont Circle is going to get decking over part of the main street that runs through that area. And I'm here to urge Council Members and City Hall to bring that type of focus and that type of resourcing to our part of the city because we have been left out of it for way too long. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.

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14	Veronica Williams	Washington Center	Good evening everyone. I see my classmates here from the Washington Center. Hi, guys. I'm Veronica Williams. I'm from the Washington Center. I'm from Chicago but I'm spending my summer here at the Washington Center as a student. And part of our engagement is civic engagement and that's what we're doing, community civic engagement. So, as I was looking at the plans the Mid City East Plan and I was contemplating and thinking and I was born and raised in Chicago, I've got relatives here. I'm a member of Greater Mount Calvary Holy Church and I told pastor that I was coming here to speak as well on behalf of the Washington Center. I was thinking about all of the great houses as a kid that I grew up in the 60s and the 70s where we would have Sunday dinner, great times, cherished times. And to see a lot of those houses torn down it just breaks my heart. It's like going to grandma's house but grandma's house if not there anymore or going on a tour or taking my grandchildren on a tour of houses that I grew up in. So, in all retrospect as we talk about putting this Mid City East Planning together, let's not demolish some of the very precious memorable houses that we have in some of the areas that are a part of this project like Truxton Circle and Hanover and Bloomingdale and Bates. So, that's my desire that we cherish the rich terra cotta and the historic centurion landmark houses and let's cherish the beauty that they present. I'm sure if you had a flower garden and a beautiful house you wouldn't want anybody to tear that down. Years of a rose bush torn down or a house torn down. It tears the heart. It rips the heart. And many of us in here that have families that have grown up here in the D.C. area that's very precious.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Neighborhood Character	Thank you for your comment. The plan contains a number of recommendations (MCE 1.1 - 1.9) that support preservation and celebration of neighborhood character and identity.	No change.
15	Veronica Williams	Washington Center	Also, as we look at the tunnel project, one of the largest projects ever to take place in the city, let's be considerate of the parking and providing amenities to those that are still active and that have to, you know, drive around in this area as you look at the first tunnel project and kenyon water in D.C., water will be a part of being conducive, all things considered in this great project. But otherwise you guys are doing a great job. Mayor Gray is doing a great job as well. And it's just glad to be here with you all. Oka	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	The First Street Tunnel Project is currently underway with DC Water as the lead agency.	No change.
16	Robin-Eve Jasper	President, NoMa Business Improvement District	I'm Robin-Eve Jasper. And I'm here on behalf of the NoMa Business Improvement District. Staff with NoMa BID and the NoMa BID in general has been very engaged in this process and we want to thank the Office of Planning first for having a great civic engagement process around this and also for focusing on the preservation of cultural resources in the neighborhood as well as walkability and green space which obviously is something that is very important to us in this area. We have some specific comments about elements of the plan that I'll go through really quickly and we'll also submit testimony.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Vision	Thank you for your support.	No change.

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17	Robin-Eve Jasper	President, NoMa Business Improvement District	The first has to do with actually -- well, the first has to do with walkability, bikeability and, you know, pedestrian safety of the neighborhood. Your focus on the intersections at New York Avenue, North Capitol Street and M Street and then secondarily at Florida and North Capitol, Q and Lincoln Road which are both actions in the plan, we very much support those actions. Those are two of most dangerous intersections in the city and what we really would love to see, the only modification would be to see them go from mid- term to short-term goals as opposed to be the longer-term.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	<p>Thank you for your support. The Mid City East Small Area Plan recommends the intersection improvements as mid-term goals because there is no current funding in the Capital Improvement Plan for the improvements. The District Department of Transportation (DDOT) intends to start on the immediate and near term items this fiscal year (including retiming the traffic signal at New York Avenue and North Capitol Street NE, temporary reconfiguration of the New York Avenue and North Capitol Street NE intersection). For the longer term items (Florida Avenue /North Capitol Street NE intersection reconfiguration and a bus queue jump lanes), DDOT will need to get these newly proposed projects into the funding queue but also initiate the project development process which often times includes the environmental study and analysis. The project development process does take time, but it results in a quality project that is approved by the Federal Government.</p> <p>Each of the short term and mid term projects will incrementally address the outstanding concerns that exist. Although there are some projects that will take more time to implement, overall improvements will be noticeable.</p>	No change.
18	Robin-Eve Jasper	President, NoMa Business Improvement District	The other idea and action that we greatly support and this is outside the NoMa BID so I know it's a little bit beyond our business but we think it's a great idea, which is the decking over of North Capitol Street. We think that that's, you know, an important element to knit the neighborhood together which is something we're trying to do all through NoMa and create more green space. So, we very much support that as a big idea that's in this plan and without more I will seed the table to everybody else. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	<p>Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.</p>	No change.

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19	Adam Duffy	Eckington	All right. Good day everyone. My name is Adam Duffy. I'm a resident of Eckington, 113 R Street, Northeast. So, to be quite honest I'm only two years in on this plan so my impression is so far it's been done really well but I wanted to highlight two specific recommendations. The first is the overall development of North Capitol just echoing what everyone else has said. I think that's needed to kind of unify all the neighborhoods within this plan. So, I strongly urge that to be a focus. I know it's a combo of short-term and long-term but as much as we can push things on North Capitol to the short-term I think that's very good.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131. There currently is no funding in the Capitol Improvement Plan for a short-term or near-term implementation of these recommendations.	No change.
20	Adam Duffy	Eckington	And I think specific to Eckington, there's a point in there about developing more affordable housing options. And I think that goes to what you were saying where we do need development but do it in a way that makes sense and that supports the community that is already there and lets people move in. And people that have been there for a long lets them stay there. So, those would be my two suggestions. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan calls for maintaining or increasing the number of affordable units in the study area, as noted in the following recommendations: MCE 3.10 - Use the DC Preservation Catalog of affordable units to develop early intervention techniques to preserve affordable units prior to expiration of affordability controls; MCE 3.11 - Provide incentives to developers to include affordable units above and beyond the minimum required for inclusionary zoning; and MCE 3.12 - In the event of long-term future redevelopment of current public housing or private affordable housing developments, maintain or increase the number of affordable units on site.	No change.
21	Joyce Robinson Paul	ANC Commissioner 5E05	Good evening. My area 5E05, encompasses New York Avenue, North Capitol, New Jersey all the way to O Street. No, actually P Street, the south side of P Street. There are several entities in that area that we want to make sure that we address. One is the kiosk at New York Avenue and Kirby Street. The kiosk they finally tore it down and we would like to have an extended play area for a lot of the children in our area. We have a lot of new babies, toddlers and little people and we want to make sure that area continues to be safe by placing an extended playground area and putting a fence up that someone can look through. Right now, when we had the library we had the homeless people and everyone who eat at SOME, they were sleeping in the park, behind the site, breaking into the building to sleep there also. But we feel that by putting up a fence all around that area you could see through it and if the police drive by they can see what's going on there. So, a lot of my neighbors are complaining and at our ANC meeting we'll be trying to address the fact that there are a lot of people hanging out there and they're not children. But we can make that a safer area if we finished it off with a nice playground for little people and also had a fence in the area for toddlers that you can see through that whole playground area. So, we're very much interested in that New York Avenue playground, finishing that off. We were appropriated \$1.2 million for that playground. They spent \$700,000. So, we want them to look into the rest of that money being used to finish off that play area.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The Mid City East Small Area Plan recommends MCE 5.1 for the New York Avenue Playground, "Consider adding entries to the playground at appropriate points around the park's perimeter to encourage increased neighborhood access and use. Consider adding informal green space or community garden plots. Identify opportunities for safe, multi-generational design and programming including a tot lot on the site of the old library kiosk. Add shade trees where possible." (Page 118)	No change.

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22	Joyce Robinson Paul	ANC Commissioner 5E05	Also, that's a very congested area in the District of Columbia. The traffic comes off of 395 into First Street and that's the beginning of a traffic nightmare. We would like to see DDOT do more study on that area and also now that we have the new Dunbar Senior High School, the children are -- yeah, I got two minutes left. The children are racing across the street because the traffic from New York Avenue they're not considering hundreds of children trying to get across First Street. So, we want to make that a safer place for the students and teachers and everybody who occupy the school and go to that school at Dunbar Senior High School.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	The Mid City East Small Area Plan MCE 6.4 recommends the implementation of the improvements outlined in DDOT's Mid City East Livability Study. That study identifies First Street as a pedestrian street in need of traffic calming as a result of high pedestrian activity and adjacency to parks and schools. (Page 64) It also makes recommendations for New York Avenue including adjusting crossing times, intersection interventions, sidewalk extensions, and a potential new traffic signal. (Page 89)	No change.
23	Joyce Robinson Paul	ANC Commissioner 5E05	We are also interested in Slater- Langston. We looked at that site and a couple of plans were to develop it together. However, we had the ARE, which is Associates for Renewal and Education, that provides a helluva lot of programs at that site. They provide daycare. They provide after-school care. They provide all type of things that are conducive to the needs in our neighborhood. So, we would like for the plan to address the fact that they need to work with the existing person who has occupied that space for many, many years and provided a service to our neighborhood. I could speak on several other things but I'd just like to bring those points to view.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	As the District continues to grow, it is imperative that the government make best use of its existing assets. The recommendation to solicit Slater and Langston together was not an attempt to exclude Association for Renewal and Education (ARE) or remove them from the property. Recommendation 3.6 acknowledges this with the qualifying statement that a solicitation be considered "as redevelopment opportunities arise for these sites, and when existing uses are no longer relevant or can be included in the redevelopment plan." Therefore, it is categorized as a long term recommendation. The recommendation is intended to eventually encourage a developer, business or organization to redevelop/rehabilitate the property while bringing additional jobs and services to the community.	No change.
24	Joyce Robinson Paul	ANC Commissioner 5E05	Also, the sidewalks on N Street, O Street and P Street, they have an outgrowth of grass and everything. They're old street sidewalks and need to improve that also. Thank you very much	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	The Mid City East Small Area Plan recommends "MCE 4.11 - Identify and restore sidewalks in need of repair throughout Mid City East neighborhoods." The Office of Planning (OP) has forwarded these locations to District Department of Transportation (DDOT) for consideration.	No change.

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25	Albrette Gigi Ransom	Edgewood	Albrette Gigi Ransom. You got the spelling? Okay. I just want to mention, I testified the 21st of July before the Public Service Commission so I hope consideration may have to be added into this plan regarding the undergrounding of the power lines. And that's coming and they are starting in Ward 5. There's a three-year plan so, there may be areas that coordination of whatever the development is going to be with the undergrounding to make sure sufficient power is going underground or for future planning. And I think that would help save the rate payers a whole lot of money. And even the plan for the decking and what not. So, I have to take a look at the undergrounding maps that they provided for the feeders and how they will be undergrounding. What lines will be going underground and where to see how it might affect maybe some of the planning here for my written testimony. Thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Connectivity	The DC Power Line Undergrounding (DC PLUG) is being managed by Office of the City Administrator (OCA). DC PLUG represents a public-private partnership between the District Government and Pepco that will result in the strategic undergrounding of overhead feeders. Through this initiative, the high-voltage feeders most affected by outages will be installed underground. Secondary and service lines will remain overhead on the existing poles. The initiative began in May 2014 and the initial period for undergrounding is anticipated to be three years. For more information please contact OCA at (202) 478-9200.	No change.
26	Scott Roberts	Bloomingdale	Good evening, my name is Scott Roberts. I live in ANC 5E08 in Bloomingdale in one of the neighborhoods in the Mid East Plan Area. I wanted to comment on the portion of the Small Area Plan that addresses neighborhood character. And specifically the promotion of the new entity of the conservation district. I'd like to thank the D.C. Office of Planning for initiating the discussion of the conservation District. The only solution in the District of Columbia at this time to address design review other than the Planned Unit Development process, PUD process, is neighborhood historic designation. And as David Maloney aptly categorizes that as a big heavy hammer. So, the conservation district is sort of a milder way of achieving perhaps guidance and perhaps design review for neighborhoods like Bloomingdale and the other row house neighborhoods of the City. So, thank you very much for including it in the Small Area Plan. I'd like to hopefully the neighborhoods in the Small Area Plan will be pursuing actively either the conversation district which doesn't exist yet in the District of Columbia or the existing neighborhood historic designation.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Neighborhood Character	The District is not pursuing the creation of conservation districts, therefore, references to conservation districts were removed from recommendations MCE 1.2 and 1.4 and from most references in the text. While it is not a preservation tool currently available in the District, conservation districts have been a topic of discussion and their potential applicability to the neighborhoods of Bloomingdale and Eckington noted in the Comprehensive Plan in Policy MC-1.2.6 and Action MC-1.2.A. (Page 26). The plan does include a number of recommendations, MCE 1.1 - 1.7, that support historic preservation strategies throughout Mid City East neighborhoods including potential historic districts.	Changes, Various Pages
27	Brian Bailey	Associates for Renewal in Education	Evening everyone. My name is Brian Bailey and I'm here on behalf of Associates for Renewal in Education which was mentioned earlier and ARE is one of the nonprofit agencies in the District that would be in the Truxton Circle area. And they have been there for quite sometime. We've been there for about 40 years or so. I'm in business and in that particular area for over 25 years. And we provide services to a large group of children. It provides before and after care to some of the toddler, pre-school, as well as a very delicate population and that's those who are on the autistic spectrum. And it's one of the very few agencies in the District of Columbia that provides therapeutic service to that population. So, we're very excited about the things that the Mid City East Plan is putting together. I just also want to mention that we don't want to be forgotten as one of the agencies that continues to need to be supported and remembered.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	As the District continues to grow, it is imperative that the government make best use of its existing assets. The recommendation to solicit Slater and Langston together was not an attempt to exclude Association for Renewal and Education (ARE) or remove them from the property. Recommendation 3.6 acknowledges this with the qualifying statement that a solicitation be considered "as redevelopment opportunities arise for these sites, and when existing uses are no longer relevant or can be included in the redevelopment plan." Therefore, it is categorized as a long term recommendation. The recommendation is intended to eventually encourage a developer, business or organization to redevelop/rehabilitate the property while bringing additional jobs and services to the community.	No change.
28	Brian Bailey	Associates for Renewal in Education	So, excited about the things that are happening but just as was mentioned earlier by my sister here that the authenticity of what's going on here in the District and the history. The building that we're in on 45 P Street is one of the very oldest buildings around. This was one of the very first school buildings where African American children built in the 1890s. And then the Lexington building right next door to it had to be built for the overflow of students because there were no schools for young black children to go to. So, not only does ARE hold a huge piece of history there, it provides a service to a very delicate population. So, thank you.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The plan notes Langston and Slater Schools as existing historic landmarks. (Page 25) Any future long-term redevelopment would require preservation of the existing structures.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
29	Veronica Williams	Washington Center	Williams. Veronica Williams here, the Washington Center. The NoMa District area. I just want to reiterate when it comes to the work that they're going to do that Metro needs to be and play an integral part, because we've got some students at the Washington Center that are taking public transportation up on First and Florida in New York near the Gallaudet station. And a lot of times they will not put signs up to let people know where the re-routing is taking place. So, that's very pertinent. That plays a very positive and instrumental task that they be aware. People need to be aware. If they're rebuilding a playground area on a busy street, you know, North Capitol is there's restructuring and there's re-planning and the bus stops are moved to another area, Metro needs to be aware. And they need to be a part of that. And that needs to be a part of their planning. But other than that it's a great design. You've done a great work. I'm proud of you ladies.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Corridor Highlights	The Mid City East Small Area Plan area does not include NoMa or Gallaudet University. However, the Mid City East Small Area Plan and the Livability Study recommend transportation improvements to improve circulation, safety, connectivity, accessibility, and sustainability. The Corridor Highlights Section in the Mid City East Small Area Plan explain the recommendations for each major corridor in the plan area including New York Avenue, Rhode Island Avenue, New Jersey Avenue, North Capitol Street, and Florida Avenue (Page 76-104).	No change.
30	Joyce Robinson Paul	ANC Commissioner 5E05	Oh, Joyce Robinson-Paul, ANC Commissioner 5E05, which encompasses the New York Avenue playground. For years we've been trying to get that designated as a historical playground. It was one of the first integrated playgrounds in the District of Columbia in addition -- it was Rosedale and New York Avenue playground. The New York Avenue playground over the years has received some funding for renovation but we're trying to make that a historical playground at New York Avenue. That has a significant to people in the neighborhood. When I arrived in the neighborhood about 30 years ago, they call it the white and colored playground because it was the only playground in D.C. where black youth could play on the playground. So, that was the beginning of a situation where they began to open up all the playgrounds and integrate all the -- segregate all the playgrounds. So, I want to make sure that there is work done on making that a historical site.	Mayoral Hearing Transcript 7/29/2014	Mayoral Hearing	Key Findings and Recommendations, Neighborhood Character	The Office of Planning, Historic Preservation Office will examine the potential for the New York Avenue Playground to be eligible for a Historic Designation.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
31	Ben Ball	1849 3rd St NW	The excellent proposal on page 98 which recommends the closure of S St between New Jersey and Florida Avenues is long overdue. What seems unclear in the recommendation, though, is what the closed stretch of S St NW will become. Ideally, it would be united with the parcel which contains the current post office to allow a building on that entire triangle. This would help to break up the large open space at the confluence of New Jersey, Florida, and Rhode Island which takes away from a neighborhood atmosphere in that area.	Email 7/9/2014	Email	Corridor Highlights	The Mid City East Small Area Plan supports the implementation of the Livability Study recommendations including the closure of S Street to create a cul de sac. (Page 122). Mid City East Small Area Plan also recommends (MCE 6.4) street and sidewalk modifications and improvements. The recommendations are intended to improve transportation circulation and safety. However, an indirect result could be the redevelopment of the post office parcel. Detailed land use and site planning will occur in later stages of the process, should the owner of the parcel choose to redevelop their land.	No change.
32	Ben Ball	1849 3rd St NW	At several points, the report recommends better use of the UPO building and gas stations along Rhode Island Avenue. Yet there is no deliverable in the plan for what they should become and how the small area uld improve the use of those parcels. The plan should offer a more concrete recommendation for this.	Email 7/9/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recognizes the parcels as opportunity sites for redevelopment. Detailed land use and site planning will occur in later stages of the process, should the owners of the parcels choose to redevelop their land.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
33	Ben Ball	1849 3rd St NW	The report recommends more trees along North Capitol, but has no recommendation for the treeless waste at the confluence of New Jersey, Florida, and Rhode Island. There are several tree boxes in this area which are unfilled, and other spaces where trees could easily be placed adjacent to existing businesses. The gas stations in particular feature significant space where placement of trees or other landscaping would add significant value to the area.	Email 7/9/2014	Email	Key Findings and Recommendations, Neighborhood Placemaking and Public Realm	The Office of Planning (OP) will investigate, in concert with the District Department of Transportation (DDOT), the opportunities in the New Jersey/Florida/Rhode Island. This area is within the study area and supported by recommendation MCE 4.4, "Determine the existing tree canopy for neighborhoods, and identify where trees are missing. Set specific goals for increasing the canopy. Work with Casey Trees and DDOT's Urban Forestry Administration to develop a strategy and timeline for planting new street trees."	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
34	Ben Ball	1849 3rd St NW	The Mary Terrell Church House on T St NW is historic for sure, but also abandoned and blighted. Is there any way that the small area plan could spur its owner (Howard University) to action? I wish the report spoke more about the role Howard University can and should play in the development of LeDroit Park in particular.	Email 7/9/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recognizes the historical importance of the Mary Church Terrell House as an historical landmark and LeDroit Park as a historic district. (Page 26) The Mid City East Small Area Plan generally supports the reactivation of vacant and underutilized properties. (Pages 38 and 39; MCE 3.8). To specifically address, MCE 3.8 has been updated to specifically include the "underutilized property at 326 T Street NW, Mary Church Terrell House" in the priority redevelopment/rehabilitation sites.	Change, Page 38, 113
35	Ben Ball	1849 3rd St NW	Slowe Hall isn't a historic building. Sorry.	Email 7/9/2014	Email	Key Findings and Recommendations, Neighborhood Character	Slowe Hall is in the LeDroit Park Historic District, which was established in 1974. While it has protection by virtue of being in a historic district, it does not have individual designation.	No change.
36	Ben Ball	1849 3rd St NW	The map on page 52 misplaces the Capital Bikeshare rack at Florida and R, mistakenly placing it at 2nd and S. I'd love to have one there, though! The plan doesn't recommend any further Bikeshare infrastructure, but it should - the area (particularly upper Bloomingdale and Eckington) could use more racks.	Email 7/9/2014	Email	Key Findings and Recommendations, Connectivity	The Office of Planning (OP) recognizes the misplacement of the Bikeshare icon on the map located in the Mid City East plan and will make the adjustment. (Page 52) The Mid City East Small Area Plan notes that additional Bikeshare stations are needed to improve mobility in the area." (Page 51) The Mid City East Small Area Plan recommendation MCE 6.6 was added to, "identify additional locations for Capital Bikeshare stations." (Page 122) Furthermore, OP has forwarded your comments to DDOT regarding more bikeshare stations in Bloomingdale and Eckington. For your information, new bikeshare stations can be requested at www.capitalbikeshare.com/stations	Change, Pages 53, 122

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
37	Ben Ball	1849 3rd St NW	The maps which portray redevelopment of the UPO building as a recommendation also lump in the adjacent Elks Club. Was that the intent? I think it should be, and if it is then the report should be more explicit about that. The Elks Club building does not fit with the architecture or character of the neighborhood, and would be of more value to the area as a mixed-use development that includes club facilities, in my opinion.	Email 7/9/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Elks Club property was not intended to be included. The plan has been corrected for the "potential development site" to only include the United Planning Organization (UPO) site.	Change, Page 39
38	Ben Ball	1849 3rd St NW	Consideration should be given to a streetscape project in the Florida/New Jersey/Rhode Island Avenue triangle, which faces some of the same challenges as North Capitol Street.	Email 7/9/2014	Email	Key Findings and Recommendations, Neighborhood Placemaking and Public Realm	The Mid City East Small Area Plan does not specifically call for a streetscape project at this location. The plan does recommend in MCE 4.4, "Determine the existing tree canopy for neighborhoods, and identify where trees are missing. Set specific goals for increasing the canopy. Work with Casey Trees and DDOT's Urban Forestry Administration to develop a strategy and timeline for planting new street trees." New trees and potential sidewalk improvements will enhance the streetscape along Florida Avenue, New Jersey Avenue, and Rhode Island Avenue, in addition to North Capitol Street.	No change.
39	Chukwunonye "Gene" Uzoukwu	Director, Business and Economic Development, Office of Councilmember Kenyan R. McDuffie, Ward 5	Page 39 reflects the land use designation change areas. There is a hotel development project being proposed on the 1300 block of North Capitol Street, NW (Square 0617; Lots 152, 153, 154, 155, 156, 239, 801, & 802). The map on page 39 seems to highlight this area as a land designation change area. Can you confirm this?	Email 7/17/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recommends MCE 3.1, "Pursue a future land use designation change on the west side of North Capitol at the intersection of Florida Avenue NW and at the intersection of North Capitol and New York Avenue, from low density commercial/moderate density residential to moderate density commercial/medium density residential to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment." (Page 111)	No change.
40	Chukwunonye "Gene" Uzoukwu	Director, Business and Economic Development, Office of Councilmember Kenyan R.	Additionally, the map does not specify what the current land use designation is vs. what the new designation will be. Can you elaborate on this change and what uses it would permit?	Email 7/17/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The current land use designation on the site is low density commercial. The future land use designation change (MCE3.1) would increase the density to moderate density commercial/moderate density residential to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment." (Page 111)	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
41	Chukwunonye "Gene" Uzoukwu	Director, Business and Economic Development, Office of Councilmember Kenyan R. McDuffie, Ward 5	Would this new change accommodate for a hotel development or would some type of amendment be required?	Email 7/17/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recommendation MCE 3.1 would permit a hotel development. However, the recommendation is for a future land use designation change, therefore a Comprehensive Plan Map Amendment would be necessary as part of a future development review process.	No change.
42	Chukwunonye "Gene" Uzoukwu	Director, Business and Economic Development, Office of Councilmember Kenyan R. McDuffie, Ward 5	Lastly, I did not see a lot mentioned about the green decking over North Capitol Street. As this concept was really embraced by the community, will this concept be moving forward? Please advise.	Email 7/17/2014	Email	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.
43	James D. Werner	1316 Leegate Road, NW	I have read with interest, and a little concern, about Mayor Gray's plans for the "Mid City East Small Area Plan" including the proposed park(s). How will these plans and proposed parks affect the completion of the long-delayed Metropolitan Branch Bike Trail (MBT) from Silver Spring to Capitol Hill? As you may know, only 1.5 miles of the planned nine miles of the MBT have been completed, and so relatively few bold commuters dare travel the "interim" (i.e., largely on surface streets from Silver Spring to Brookland) MBT from Silver Spring to Capitol Hill. The MBT is well-known as a dangerous attractive nuisance because it is only lightly used resulting in criminals to attack cyclists unobserved on the desolate trail without fear of getting caught. Extending the MBT beyond its current termination at the M Street switchback ramps would be a key component to making it more rideable, more useful, more heavily used (e.g., Capitol Crescent trail) and therefore safer. I am confident the MBT can co-exist with new projects like a park, but only with careful planning. The planned location of this park seems like it may be in the path of the MBT route planned since 1984 for the MBT that some of us have been waiting and fighting for since then.	Email 7/12/2014	Email	Key Findings and Recommendations, Connectivity	The Mid City East Plan recommends MCE 6.5, the improvement of wayfinding to the Metropolitan Branch Trail (MBT), as well as the addition of vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use. The plan focuses on enhancing existing open spaces. Opportunities and sites identified for new parks, community gardens, green spaces, and other recreation areas are intended to work in conjunction with the MBT to connect trails with open spaces, resulting in improved accessibility for both.	No change.
44	Matt Haggerty	315 Seaton Pl. NE	As a relatively new homeowner in Eckington, I would like to express my full support for the Mid City East Small Area Plan, especially in regards to my own neighborhood. Eckington is experiencing a great deal of growth and transition, which provides both opportunities and challenges.	Email 7/14/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Thank you for your support.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
45	Matt Haggerty	315 Seaton Pl. NE	First, I would first like to encourage the Office of Planning to work with DDOT for the betterment of the Metropolitan Branch Trail, especially in regard to safety and accessibility, which are linked. My wife (who is pregnant) uses this trail daily for her commute, and like many others, we are concerned when we hear reports of violence. Opening the MBT to direct access via Q St. and the new Elevation apartments, providing better lighting, and increasing police presence will provide a great deal of encouragement for us and our neighbors, enhancing the community benefit of the trail many times over.	Email 7/14/2014	Email	Key Findings and Recommendations, Connectivity	The Mid City East Plan recommends MCE 6.5, the improvement of wayfinding to the Metropolitan Branch Trail (MBT), as well as the addition of vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use. The plan focuses on enhancing existing open spaces. Opportunities and sites identified for new parks, community gardens, green spaces, and other recreation areas are intended to work in conjunction with the MBT to connect trails with open spaces, resulting in improved accessibility for both.	No change.
46	Matt Haggerty	315 Seaton Pl. NE	Second, I am excited about the potential for a growth in parks (especially a dog park, which I hear used to be a popular place) and green space. My family and neighbors love to be outside, and we'd love to have appealing and clean places to enjoy together. We've been excited about the exercise and social groups that meet along the MBT and would love to see more of that throughout the neighborhood.	Email 7/14/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	Thank you for your support.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
47	Matt Haggerty	315 Seaton Pl. NE	Finally, I am pleased that the inclusion of affordable housing in future development was mentioned (p. 68), though I'd like to see it even more strongly emphasized. One of our favorite parts of our neighborhood is the diversity of both architecture and people. We know and see every day how housing prices are skyrocketing in Eckington as much as all over the city, and we would be sad to lose neighbors and cultures that could get "priced out" as rents continue to climb. There seems to be a great deal of building space that is likely to be redeveloped in the next few years, and I would definitely encourage you to be ahead of that development in planning for mixed use of market-rate and affordable housing, as well as retail and service organizations. As a staff member of the Coalition for Nonprofit Housing and Economic Development (CNHED), we advocate for affordable housing every day, and I am continually aware of the importance in keeping the fabric and integration of our city and our neighborhood. (To be clear, these comments are on behalf of myself, not my organization.)	Email 7/14/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan includes a number of recommendations to maintain or increase the number of affordable housing units MCE 3.10, "Use the DC Preservation Catalog of affordable units to develop early intervention techniques to preserve affordable units prior to expiration of affordability controls;" MCE 3.11, "Provide incentives to developers to include affordable units above and beyond the minimum required for inclusionary zoning;" and MCE 3.12, "In the event of long-term future redevelopment of current public housing or private affordable housing developments, maintain or increase the number of affordable units on site." (Page 41)	No change.
48	Matt Haggerty	315 Seaton Pl. NE	Thank you for your continued work on behalf of our neighborhood and of the District as a whole. We are excited to have settled in for the long haul and take ownership of and responsibility for our neighborhood's positive growth. I would be happy to discuss more in person or follow up with any clarification.	Email 7/14/2014	Email	Vision	Thank you for your support.	No change.
49	Phyllis Klein		Congratulations on the completion of the Mid City East Draft Small Area Plan. And, thank you for mailing a copy. We've reviewed the plan and have a few questions.	Email 8/6/2014	Email	Vision	Thank you for your support.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
50	Phyllis Klein		First, on Page 23, "Comprehensive Plan Future Land Uses," (because it is difficult to discern from the map depictions, as the type appears to be blurred and the stripes are unexplained), we'd like to confirm that you are not recommending a change in the land use designation along the west-side of North Capitol Street. Based on the extensive community feedback and your email, below, it was our understanding that there would not be a change in the land use designation along the west-side of North Capitol Street, but this is unclear in the draft plan (Fig.3.2).	Email 8/6/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The future land use designation changes recommended in the Mid City East Small Area Plan are focused at key intersections in the study area. These recommendations include portions of the west side of North Capitol are the following: New York Avenue and North Capitol Street NE from N Street NW to Hanover, Florida Avenue and North Capitol Street NE from Bates Street NW to Q St NW (see Fig. 3.6 on page 39). The sites at North Capitol Street NE from N Street NW and Hanover are currently vacant. The other site is the New York Pizza site at the intersection of North Capitol Street, Florida Avenue New, and Q St NE. The Mid City East Small Area Plan recommends a future land use designation change for North Capitol Street, at the intersections of North Capitol Street and New York Avenue and at North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate/medium density mixed use. This recommendation would encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment. See (Page 57, Fig. 4.3)(Page 37, MCE 3.1) (Page 38, MCE 3.7) (Page 40, MCE 3.8) Streetscape recommendations along North Capitol Street include a comprehensive streetscape and connectivity design study. (Page 43, MCE 4.1)	No change.
51	Phyllis Klein		Secondly, at the Advisory Committee Meetings (I believe this was before Chelsea joined the project, as Joyce and Tracy were the leads during these meetings) and from stakeholders reporting to the Advisory members, there was an outcry that North Capitol Street vehicular traffic was not part of the Small Area Plan or the related DDOT Study and that the extreme traffic snarls at North Capitol Street at New York Avenue, and New York Avenue at Florida Avenue were detrimental to health, safety, and to commercial revitalization of the corridor. The Advisory Board members expressed concern that addressing the traffic issues on North Capitol is key to the success of the area revitalization. While DDOT did focus on pedestrian safety at some of these intersections, there was no traffic study plan or recommendations for speed reduction or easing of congestion. At these meetings, Tracy assured stakeholders that concerns about these important issues could still be included in the Small Area recommendations. However, on Page 77, "North Capitol Street," Paragraph 1, the statement that North Capitol "functions well as a vehicular corridor.." negates the conditions and feedback by residents and business owners that the corridor is dysfunctional. We documented the dysfunctional conditions and shared them with Joyce during the feedback process. The topic was also at the forefront of the Advisory Board meetings with the DDOT consultants. Will a traffic study of these troublesome intersections be part of the recommendations?	Email 8/6/2014	Email	Key Findings and Recommendations, Connectivity	The Mid City East Small Area Plan does indicate some of the undesirable conditions that exist on North Capitol Street such as high traffic volumes, speed, street width, and underpasses. (Page 77) The Mid City East Small Area Plan text has been updated to better reflect the District's goal to strike a better balance between North Capitol Street's function as a high capacity transit corridor and an inviting neighborhood street. (Page 77) Additionally, the Mid City East Small Area Plan recommends MCE 6.1, "Develop creative ways to connect along and cross North Capitol Street in order to knit Mid City East neighborhoods together and improve connectivity for residents. (Page 121)	Change, Page 77
52	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, the primary purpose of improvements to Eckington Place NE are to slow speeds and remove excess impervious surface, improve safety for pedestrians, and expand green space and tree cover for the neighborhood	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
53	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, the center turn lane from Harry Thomas Way NE to R Street NE and realign existing two travel lanes at center of the street	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
54	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, curb lines will be extended 6' toward the center of the street to expand green space planting zone between street and sidewalk	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20
55	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, additional trees will be planted and potentially significant low impact design features installed for storm water retention and infiltration along the corridor	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20
56	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, replacement of existing four-way stop at Q Street NE and Eckington with signature roundabout. Roundabout is design with 22-foot diameter	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
57	ANC 5E	Advisory Neighborhood Commission 5E	Whereas, accompanying curb extensions and channelizing medians utilize a DL-23 design vehicle (23 foot long, 8.5 feet wide delivery truck)	Resolution 5/20/2014	ANC Resolution	Executive Statement	DDOT's Mid City East Livability Study is the vehicle for all transportation related intervention strategies. The Livability Study was done in conjunction with the Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the recommendations in the Livability Study. Additional clarification has been added to the Mid City East Small Area Plan to indicate the difference between the Livability Study and the Mid City East Small Area Plan. The Eckington Place NE Corridor interventions are incorporated in the Livability Study as recommendations. The Office of Planning will work with District Department of Transportation during the implementation phase to ensure that the compatibility between the Livability Study and the Mid City East Small Area Plan remains intact.	Change, Page 8, 20
58	ANC 5E	Advisory Neighborhood Commission 5E	Now therefore, be it resolved, on this 20 th day of May, 2014, that the Advisory Neighborhood Commission 5E, at a duly noticed regular monthly meeting, voted in support of the Mid-City East Small Area Plan Proposal for Eckington Place NE	Resolution 5/20/2014	ANC Resolution	Vision	Thank you for your support.	No change.
59	Karen Wirt	Chair, ANC 6C	ANC 6C voted unanimously, 6:0:0, to support the concept for reconstruction of the N Street, New York Avenue, and North Capitol Streets intersection as shown in Figure 5.8/Item MCE 6.4 of the Mid-City East Plan. The concept plans include realigning the intersection, removing parking spaces, and making other changes to improve safety and aesthetics.	Letter 7/14/2014	Letter	Key Findings and Recommendations, Connectivity	The assessment of this intersection was conducted by traffic consultants under contract with District Department of Transportation (DDOT). The recommendations of the Livability Study were completed in conjunction with the Office Of Planning's Mid City East Small Area Plan. The Mid City East Small Area Plan supports the implementation of the Livability Study recommendations. (Page 122, MCE 6.4)	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
60	Karen Wirt	Chair, ANC 6C	This support is conditional upon the following clarifications: 1. Widen the New York Avenue bridge deck over North Capitol Street NE, along with a new crosswalk on, at a minimum, the east side of this intersection. 2. Add traffic light at the intersection of New York Avenue and N Street NE 3. Add sidewalks for the north side of the unit block of N Street NE 1 the short term, without waiting for adjacent parcel development.	Letter 7/14/2014	Letter	Key Findings and Recommendations, Connectivity	The Office of Planning recognizes the conditional support of this plan that has been given by ANC6C. You have stated that your support is based on the implementation of three infrastructure improvements identified in your letter of support. These projects will have to be further assessed to determine cost then approved in future District Department of Transportation (DDOT) project years.	No change.
61	Karen Wirt	Chair, ANC 6C	ANC 6C urges DDOT, OP, and other stakeholders to undertake these improvements immediately. This is an extremely important intersection for pedestrians to travel to the NoMa Metro, Dunbar High School, and between the multiple neighborhoods along the corridor.	Letter 7/14/2014	Letter	Implementation	Agency budgets have already been finalized for Fiscal Year 2015. The Livability Study provides immediate and temporary interventions that will take place at this intersection with a commitment to make future improvements as outlined in the study.	No change.
62	Karen Wirt	Chair, ANC 6C	Thank you for giving great weight to the recommendations of ANC 6C.	Letter 7/14/2014	Letter	Vision	The Office of Planning is committed to working with ANC Commissioners as representatives of local residents and stakeholders and acknowledges the great weight ANC's have with the Zoning Commission in determining future growth and development.	No change.
63	Betsy McDaniel	Bloomingdale	Question - I am sure you would like substantial comments on the plan, but are you also interested in typos? Quite a few of the picture captions have mistakes.	Email 7/8/2014	Email	General	The final version of the Mid City East Small Area Plan has been corrected for typographical errors in text and captions.	Change, Various Pages

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
64	Betsy McDaniel	Bloomingtondale	Also, I don't know how many people actually go to the library to look at this type of thing, but shouldn't there be copies at the libraries closer to the neighborhoods, such as the Shaw and Northwest One libraries? It speaks to the community space desert that we live in that there is no great place for meetings, no library,....	Email 7/8/2014	Email	Vision	Copies of the Mid City East Small Area Plan have been placed at the central and community libraries and recreation centers for public review including: Martin Luther King, Jr. Memorial Library, Watha T. Daniel/Shaw Library, Northwest One Neighborhood Library and the Harry Thomas Sr Recreation Center.	No change.
65	Elizabeth Willson	Resident	Thank you for taking my call last week, Chelsea, and Gabriella, for returning my vmx. Per our conversations, I understand that there was a misunderstanding between your two offices regarding "our" alley and the "intended" connection from the dead-end of the alley to Seaton St. NW.	Email 7/14/2014	Email	Key Findings and Recommendations, Connectivity	The final version of District Department of Transportation's (DDOT) Livability Study was corrected to no longer include the S and Seaton Streets NW cross-alley. The draft Mid City East Small Area Plan that was released for public comment was already updated to reflect that correction.	No change.
66	Elizabeth Willson	Resident	Per your request, Chelsea, below is a copy of the letter that I sent to Commissioner Wanda Foster on 12/12/13. At that time we believed that the plan called for a cross-alley between S and Seaton Sts NW at the 2nd St. NW end of the alley. Per the present map of permeable paving, we notice that it is for only the area between the "dead" end of the alley and Seaton St. NW. However, this letter refers to our original thought of a cross-alley." It has come to our attention that the DC Office of Planning in co-hoots with the DC Dept. of Transportation have "decided" to open the space behind the homes fronting 2nd St. NW and make a cross-alley between S & Seaton Sts. NW. This would be the 2nd cross-alley on this block, as there is already one at the 1st St NW end of the alley. The attached plan was decided without consulting anyone that would be affected by this proposed alley. We, the neighbors that would be most affected, had a meeting last Monday, 12/9/13, and we are all deadlly opposed to this proposition for the following reasons: 1. There is NO present legal right-of-way to join S & Seaton Sts. NW at the 2nd St. end of this "dead-end" alley. I have personally visited the DC Surveyors office twice in the past week, talked with the surveyors assistants, and have copies to prove. 2. The insertion of a cross-alley in this area would have a disastrous effect on the affected properties.3. It would be most expensive to the City, for no reason, as they would have to purchase the proposed alley properties from existing owners.4. It would benefit NO-ONE (except the trash collectors, who would now require a larger turning radius at the intersection of the present "dead-end" alley). The police, fire and ambulances have no need to use this alley, as it is the "back door" to properties that face both S and Seaton Sts. NW, which offer all the access and amenities required. I.	Email 7/14/2014	Email	Key Findings and Recommendations, Connectivity	The final version of District Department of Transportation's (DDOT) Livability Study was corrected to no longer include the S and Seaton Streets NW cross-alley. The draft Mid City East Small Area Plan that was released for public comment was already updated to reflect that correction.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
67	Elizabeth Willson	Resident	5. The MOST affected would be the Sinai House, who house (abused) mothers with children. They have a playground in this area, which would give way to the proposed alley. Child predators roam freely in these streets and alleys, and allowing them to have access to presently safe children would be criminal 6. Other adverse effects of this proposed alley would be vehicular and pedestrian traffic. As mentioned above, there is already a cross-alley joining S and Seaton Sts. NW at the 1st. ST. NW end of this "dead-end" alley.7. Pedestrian traffic could now include criminals "on-the-run". These people already know that this existing alley is deadended at back of the properties fronting 2nd St. NW, and therefore do not use it as a "get-away" alley. 8. Imagination could run wild with all the disastrous effects and consequences that could happen with the opening of this 2nd cross-alley on this block between 1st & 2nd Sts NW. "Chelsea, I do hope that this letter will suffice for your office to remove the joining of "our" dead-end alley to Seaton St. If you have any questions, please do not hesitate to contact either me, Ben Aspero or Michael Werner.	Email 7/14/2014	Email	Key Findings and Recommendations, Connectivity	The final version of District Department of Transportation's (DDOT) Livability Study was corrected to no longer include the S and Seaton Streets NW cross-alley. The draft Mid City East Small Area Plan that was released for public comment was already updated to reflect that correction.	No change.
68	ANC 6E	Advisory Neighborhood Commission 6E	This letter comes in support of the change of land use designation by Sursum Corda from moderate residential and low density commercial to high density residential and medium density commercial.	Letter 9/2/2014	Letter	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Thank you for your support.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
69	ANC 6E	Advisory Neighborhood Commission 6E	The creation of the NOMA BID and the recent development around the Sursum Corda Complex has resulted in several high density residential and medium density commercial projects. It is only fitting that Sursum Corda be allowed to develop its complex consistent with the contiguous sites already approved and developed within the NOMA BID. This change will bring renaissance to the residential community, support the growth of the neighborhood, decrease crime in the area, and provide economic opportunities unseen in this community since the early 2000s. As ANC Commissioners 6E06 and 6E07, we strongly support this land use re-designation and encourage the Sursum Corda residents to continue their efforts to better their community economically and socially.	Letter 9/2/2014	Letter	Key Findings and Recommendations, Redevelopment Opportunities and Housing	Thank you for your support.	No change.
70	Jon Balcom	Bloomingtondale	I believe you are the person to send comments on the proposal- apologies if that's not the case. MY wife, 11-month old son and I live in Bloomingtondale at 1st and Channing. We've lived in Bloomingtondale for almost two years and look forward to the many great suggestions in the proposal coming to fruition in the near future. Here are my specific thoughts:	Email 8/28/2014	Email	Vision	Thank you for your comment.	No change.
71	Jon Balcom	Bloomingtondale	1. Bike lanes: Since there's no metro and tons of traffic, need to put the emphasis on bikes. But given how car-centric Rhode Island and N. Capitol are, you need to put in dedicated bike lanes. People complain, but it will cut down on traffic. I don't bike much but i would if there were dedicated, protected lanes. The bike lanes should feed into the metros and the MBT.	Email 8/28/2014	Email	Key Findings and Recommendations, Connectivity	A goal in the Mid City East Small Area Plan encourage improvement of bicycle connections. For example, MCE 6.4 recommends, "...extending the existing 5th Street bike lanes from Rhode Island Avenue to Florida Avenue." (Page 122) The Mid City East Small Area Plan recommends MCE 6.5, "Work with DDOT to improve wayfinding to the Metropolitan Branch Trail and add vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use." (Page 122)	No change.
72	Jon Balcom	Bloomingtondale	2. Improve and widen sidewalks on N. Capitol. Do as much as possible to make this street feel less like a freeway and more like a promenade or avenue of a great city, which it was intended to be. N. Capitol should be consistent from Bates to Michigan Ave, all one coherent urban avenue.	Email 8/28/2014	Email	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.
73	Jon Balcom	Bloomingtondale	3. Upzone everything. The solution to vacants and empty lots is to upzone. The vacants and empty lots are blights. Remove parking requirements wherever possible to facilitate more market-rate housing. Increased revenue from upzoning will help defray the costs of the other improvements.	Email 8/28/2014	Email	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Mid City East Small Area Plan recommends future land use designation changes that are consistent with the goals of the Plan and which is appropriate to the context of those parcels. See Mid City East Plan pages 36-41 for land use designation changes.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
74	Jon Balcom	Bloomingtondale	4. Create central park for mid city east by decking over Rhode Island (both north and south). Fill that space with bocce courts, farmers markets, art that incorporates the view of the Capitol (the view itself is a tourist worthy destination), and pop up cafes/retail. This could be the heart of mid city east and a symbol of the transformation. This could be the visible change the people point to to signify a departure from the old and transition to the new. A design competition with Catholic and Howard University students could lead to something really special.	Email 8/28/2014	Email	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.
75	Jon Balcom	Bloomingtondale	5. Develop KC Lewis Park into what Ledroit Park should have been- lots of shaded areas to enjoy a picnic, splash zones, bocce courts, small soccer field. Add trees to ledroit park so it isn't just a barren wasteland in the middle. Install cameras to make sure that open container laws aren't being flaunted and the areas are safe for everyone. North Bloomingtondale has very little in the way of parks (McMillan park is at least 3 years away) to KC Lewis is too valuable to leave undeveloped.	Email 8/28/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	KC Lewis Park is outside the Mid City East Small Area Plan area. The Mid City East Small Area Plan recommends MCE 5.3, "Park at LeDroit- Improve the dog park at the Park at LeDroit. Add shade trees where possible. Identify opportunities for safe, multi-generational design and programming."	No change.
76	Jon Balcom	Bloomingtondale	6. Create high-line style pedestrian bridges connecting the neighborhoods to the Rhode Island ave metro station. It's so close, yet so far away.	Email 8/28/2014	Email	Key Findings and Recommendations, Connectivity	The Rhode Island Avenue Metro Station is outside of the Mid City East Small Area Plan area. The Rhode Island Avenue Metro Station area was awarded a Technical Assistance Panel (TAP) from the Urban Land Institute and the Metropolitan Washington Council of Governments. The TAP was comprised of professionals in the fields of retail, design, land development, and transportation. The panel studied the Rhode Island Avenue Metro Station area, including the land surrounding the metro, and will provide feedback to the District about how to enhance the area. A final report from the TAP is anticipated to be delivered by the end of December.	No change.
77	Sunita Groth	Eckington	I am homeowner and resident in the Eckington neighborhood of northeast DC. I'm writing to express a few thoughts about the Mid-City East small area plan, particularly as it regards my neighborhood. IThere are a number of things that I'm very please to see in the proposed plan, including an emphasis on increasing accessibility and connectivity, and on improving safety, especially along the MBT.	Email 7/24/2014	Email	Vision	Thank you for your support.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
78	Sunita Groth	Eckington	My biggest concern, and ongoing frustration with development in this general area of the city (including NoMa) and in Eckington specifically, has been the utter disregard to true green space and park planning. Over the five years we have owned our home, we have slowly seen every vacant lot and possible site for a future park, be developed into (often hideous) new condos and apartments. This includes the plots at the corner of R and 3rd NE (the SW lot); S and 3rd NE (the SW lot); the intersection of 3rd NE and Rhode Island Ave; the former dog park at Harry Thomas Circle; and the empty plot on 3rd st NE (the east side of the street) between S and Seaton. When I see the plans on p. 68 to "infill vacant parcels and redevelop underutilized parcels in Eckington to strengthen neighborhood fabric" I am appalled. We do not need any more "infilling". We need accessible parks and green space that will lessen the sense of living in a concrete jungle. I am also concerned that on p. 70, a dog park seems to be a higher priority than a community park/green space. While I understand why residents would want a dog park, I certainly don't think we want or need one at the expense of a community park that is for everyone and where people can actually sit on grass; put a blanket down and read a book; throw a frisbee; have a picnic, etc. The original park plans for NoMa had designated the tract of land between the MBT and Harry Thomas Way as Pepco Park, but this apparently is no longer in the works. I am so discouraged and disappointed by how little action seems to have been taken to try to turn any of the vacant plots of land into a community park or garden, and instead has continued to go into development after development. I appreciate you and your office taking feedback from residents and hope there will be due consideration of how to bring more green space to the	Email 7/24/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The Mid City East Small Area Plan recommends: MCE 4.18, " Working with the Deputy Mayor's Office of Education (DME) and the Department of General Services (DGS), and once current uses are no longer needed in the existing buildings or can be included in the redevelopment plan, create a "neighborhood-defining place" for Eckington at the location of the former Emery School buildings and site by creating a long-term future re-use and redevelopment project." Other recommendations address green space such as the following: MCE 5.12, "Eckington Dog Park - Work with residents and landowners to identify an appropriate location for and develop a dog park in Eckington." MCE 5.14, "Explore the opportunities for a Green Deck over North Capitol Street..." MCE 5.15, "...work with the coordinating committee to allow public access to Dunbar High School's new recreational and sports facilities for neighborhood residents during designated days and times."	No change.
79	Sarah Constant	Managing Director of Mission First Housing Group	Mission First is a nonprofit affordable housing developer that has been active in the Washington, DC area since 2001. In partnership with Golden Rule Apartments, Inc., a nonprofit affiliate of Bible Way Church, Mission First developed The SeVerna (60 affordable apartments) and is currently completing construction of The SeVerna on K (133 mixed income apartments); these buildings are located between 1st Street NW and 1st Terrace NW, and K ST NW and L ST NW. The SeVerna developments were built in compliance with the Northwest One Master Plan, approved by City Council in 2005. The plan called for 4-story two-over-two townhouses to be constructed along a newly re-opened L ST between First Street NW and North Capitol ST, as density stepped down from K ST. The SeVerna was constructed, with City subsidy and support, in compliance with the plan. Four story affordable townhouses, as shown in the attached photo, were completed in 2011. Mission First was disappointed to learn that the City was preparing a new plan across L Street NW to the north in coordination with the Mid-City East Plan which would permit additional density in that area, in conflict with the Northwest One Master Plan. We met with Office of Planning staff and expressed our concern that cutting off the planning area at L Street NW did not make sense, since the Northwest One Master Plan encompassed a larger area down to K Street and up to New York Avenue. We were further disappointed to see that draft Mid City East recommendations did not call for stepping down of density toward L ST, where the four story SeVerna townhouses were constructed.	Memorandum 9/2/2014	Memorandum	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Office of Planning engaged Sursum Corda Cooperative in the Mid City East Small Area Plan to ensure that the property was able to redevelop and provide guidance for future development which was informed by the Northwest One Plan and the existing context of the neighborhood. The Mid City East Recommendation MCE 3.9 - Change the future land use designation of Sursum Corda from moderate density residential and low density commercial to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood." Language was added to Page 40 to ensure redevelopment is compatible with SeVerna. The new language now states, "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna." (Page 40)	Change, Page 40

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
80	Sarah Constant	Managing Director of Mission First Housing Group	Mission First recommends the draft Mid City East Plan be updated to recommend that development step down toward L Street NW, in order to not overshadow the newly constructed SeVerna development, in which there was significant City effort and investment. We are concerned about the precedent set should the District alter a portion of a District Council approved plan less than 10 years after its adoption without regard for adjacent plan areas. We also request that the Mid City East Plan attempt some consistency with the existing buildings built to the Northwest One Plan.	Memorandum 9/2/2014	Memorandum	Key Findings and Recommendations, Redevelopment Opportunities and Housing	The Office of Planning engaged Sursum Corda Cooperative in the Mid City East Small Area Plan to ensure that the property was able to redevelop and provide guidance for future development which was informed by the Northwest One Plan and the existing context of the neighborhood. The Mid City East Recommendation MCE 3.9 - Change the future land use designation of Sursum Corda from moderate density residential and low density commercial to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood." Language was added to Page 40 to ensure redevelopment is compatible with SeVerna. The new language now states, "Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna." (Page 40)	Change, Page 40
81	Martin Moulton	1510 Fifth St NW	The accidents I have witnessed and hear about on NJ Ave, including a young child being struck by a car several years ago, and the fact that even a seasoned and confident cyclist like myself am nervous about biking along the corridor, bring me to request that significant traffic calming features be put in place on NJ Ave NW between NJ Ave and Rhode Island Ave.	Email 8/27/2014	Email	Corridor Highlights	The Mid City East Small Area Plan and the Livability Study recommend transportation improvements intended to improve overall circulation, safety, connectivity, accessibility, and sustainability. The Corridor Highlights in the Mid City East Small Area Plan explain the recommendations from the Livability Study for each major corridor including New York Avenue, Rhode Island Avenue, New Jersey Avenue, North Capitol Street, and Florida Avenue. (Pages 76-104)	No change.
82	Martin Moulton	1510 Fifth St NW	Many more cyclists would be comfortable pedaling along this route if there were a curb separated protected bike lane, green lane, or at least a standard bike lane. Motor vehicles make our environment unhealthy and our roads unsafe. Residential communities deserve more safe transportation options. It is unwise to make the area attractive to more residents, businesses and visitors without making it safer for people to use and cross our streets.	Email 8/27/2014	Email	Corridor Highlights	A goal in the Mid City East Small Area Plan encourage improvement of bicycle connections. For example, MCE 6.4 recommends, "...extending the existing 5th Street bike lanes from Rhode Island Avenue to Florida Avenue." (Page 122) The Mid City East Small Area Plan recommends MCE 6.5, "Work with DDOT to improve wayfinding to the Metropolitan Branch Trail and add vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use." (Page 122)	No change.
83	Robin-Eve Jasper	President, NoMa Business Improvement District	As President of the NoMa Business Improvement District (NoMa BID), I am writing to formally submit comments on the Mid City East Draft Small Area Plan (the Plan), the Office of Planning's Small Area Plan for Mid City East. The NoMa BID would like to congratulate the Office of Planning on the creative and comprehensive public engagement effort made in conjunction with this plan. While the Plan covers much ground, we would like to highlight two proposed Actions (MCE 6.4, 5.14) that will significantly improve east-west connectivity and enhance walkability and green space in Mid City East.	Letter 9/2/2014	Letter	Vision	Thank you for your support and participation throughout the process.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
84	Robin-Eve Jasper	President, NoMa Business Improvement District	We are pleased about the proposed modifications to the intersections of New York Avenue/North Capitol Street/N Street and Florida/North Capitol Street/Q Street/Lincoln Road (MCE 6.4). As two of the most dangerous intersections in the area, for both crime and vehicular accidents, these adaptation to the roadbed, sidewalk and bicycle infrastructure are much needed. By improving the walk and bike ability of these spaces, they will become more highly trafficked by a variety of modes. Higher levels of activity will help to diminish crime and improved intersection geometry will help to prevent accidents. However, we are disappointed to see that these modifications have been given a time frame for completion of "Mid Term" and request that, where possible, these projects be completed in the "Short Term."	Letter 9/2/2014	Letter	Key Findings and Recommendations, Connectivity	<p>Thank you for your support. The Mid City East Small Area Plan recommends the intersection improvements as mid-term goals because there is no current funding in the Capital Improvement Plan for the improvements. The District Department of Transportation (DDOT) intends to start on the immediate and near term items this fiscal year (including retiming the traffic signal at New York Avenue and North Capitol Street NE, temporary reconfiguration of the New York Avenue and North Capitol Street NE intersection). For the longer term items (Florida Avenue /North Capitol Street NE intersection reconfiguration and a bus queue jump lanes) DDOT will need to get these newly proposed projects into the funding queue but also initiate the project development process which often times includes the environmental study and analysis. The project development process does take time, but it results in a quality project that is approved by the Federal Government.</p> <p>Each of the short term and mid term projects will incrementally address the outstanding concerns that exist. Although there are some projects that will take more time to implement, overall improvements will be noticeable.</p>	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
85	Robin-Eve Jasper	President, NoMa Business Improvement District	Additionally, we strongly support the recommended Action, MCE 5.14 to "explore opportunities for Green Deck over North Capitol Street." As it stands now, North Capitol cuts through the neighborhood, creating a divide between east and west. With a new park over the depression in the roadway between T Street and Rhode Island Avenue, this cavernous divide could be transformed into a useful, inviting and well-used park space. This new park space would remediate the current car-centric feel of North Capitol and help transform this central thoroughfare into the Boulevard it should be.	Letter 9/2/2014	Letter	Key Findings and Recommendations, Parks, Green Space, and Stormwater	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.
86	Robin-Eve Jasper	President, NoMa Business Improvement District	Thank you for your consideration of these requests. Please feel free to contact me directly if you have any questions or would like to discuss further. And, thank you for your time and attention to improving connectivity and parks and green space in Mid City East, in addition to the other important goals of the Plan.	Letter 9/2/2014	Letter	Vision	Thank you for your support.	No change.
87	Eric Schultz	58 Rhode Island Ave NW	Bury the entire highway on N. Capitol St. On top of the highway, add green space and bike lanes. Add a new streetcar line that will connect the planned streetcar lines at Michigan, Rhode Island, Florida and H St., widen some of the sidewalks (also widen the sidewalks on Rhode Island Ave). At a minimum there should be parks added over N. Capitol on either side of Rhode Island Ave.	Email 8/25/2014	Email	Key Findings and Recommendations, Connectivity	Thank you for your support. The Green Deck over North Capitol Street is addressed in recommendations MCE 4.1, MCE 5.14, and MCE 6.1. MCE 4.1 recommends a comprehensive streetscape design for North Capitol Street, "explore innovative ways to increase connectivity east-west across North Capitol Street." MCE 5.14 recommends, "Explore opportunities for a Green Deck over North Capitol Street. Support community or privately led initiative to create a Green Deck over North Capitol Street between T Street and Rhode Island Avenue. Include this in the streetscape study described in MCE 4.1." MCE 6.1 also recommends "creative ways to connect along and across North Capitol Street." Additionally, conceptual vignettes from student work at Howard University and Catholic University are included in a supplement to illustrate a conceptual exploration of a possible Green Deck on pages 127-131.	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
88	Eric Schultz	58 Rhode Island Ave NW	Restore the traffic circle at Truxton Circle. The new Truxton Circle will be just north of Florida Ave, so it does not impede traffic.	Email 8/25/2014	Email	Key Findings and Recommendations, Neighborhood Placemaking and Public Realm	The Mid City East Small Area Plan recommendation MCE 4.19 requests that local civic associations "Work with the Truxton Circle community to find a way to celebrate the former Truxton Circle at the intersection of Florida Avenue and North Capitol Street. Pursue the possibility of salvaging, restoring, and incorporating the old Truxton Circle fountain as part of a park or open space on land near the intersection." (Page 117)	No change.
89	Eric Schultz	58 Rhode Island Ave NW	Re-open McMillan Park to the public. Restore the park. Terminate the plans for offices and condos. Open retail below in the underground cells such as restaurants, groceries, gym, shops, pubs, galleries etc. On the top part of McMillan Park, have the community center, pool, sports fields, an amphitheater for outdoor movies, plays and concerts, community gardens, jogging/para-trail, restored Olmstead walk, water features and fountains, unearth Tibor Creek, too many options to list here.	Email 8/25/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	McMillan Park is outside of the study area. Open space is proposed in the Mid City East Small Area Plan on pages 46-50.	No change.
90	Eric Schultz	58 Rhode Island Ave NW	Move the United Planning Organization at 301 Rhode Island Ave NW so that the neighborhood can have a local supermarket.	Email 8/25/2014	Email	Key Findings and Recommendations, Commercial Revitalization	The Mid City East Small Area Plan does not recommend the relocation of privately owned businesses. The Mid City East Small Area Plan acknowledges the need and desire for a local, neighborhood-serving, supermarket. Additionally, the Mid City East Small Area Plan recommendation MCE 2.22 is to "Encourage existing property owners and new development, where possible, to design ground floor space in new development, with sufficient flexibility to provide larger retail bays that can accommodate more established businesses and regional/national credit tenants." These spaces could be used for a supermarket.	No change.
91	Eric Schultz	58 Rhode Island Ave NW	Add more bike lanes	Email 8/25/2014	Email	Key Findings and Recommendations, Connectivity	<p>A goal in the Mid City East Small Area Plan encourage improvement of bicycle connections.</p> <p>For example, MCE 6.4 recommends, "...extending the existing 5th Street bike lanes from Rhode Island Avenue to Florida Avenue." (Page 122)</p> <p>The Mid City East Small Area Plan recommends MCE 6.5, "Work with DDOT to improve wayfinding to the Metropolitan Branch Trail and add vegetation, lighting, and public art to improve the trail's aesthetics, enhance safety, and encourage increased use." (Page 122)</p>	No change.

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Comment #	Name	Affiliation	Comment	Reference	Forum	Topic	OP Response	Action/Change to the Mid City East Small Area Plan
92	Eric Schultz	58 Rhode Island Ave NW	Improve and beautify the Park at LeDroit. The open fields there are full of hard rocks. The rocks need to be removed and softer soil and better grass needs to be planted. The community gardens need to be fenced in due to vandalism. The dog park needs to be enlarged, improved and shading provided.	Email 8/25/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The Mid City East Small Area Plan recommendation MCE 5.3 includes the following, "Improve the dog park at the Park at LeDroit. Add shade trees where possible. Identify opportunities for safe, multi-generational design and programming." The removal of rocks and addition of soil amenities are typical industry standards when planting new trees.	No change.
93	Eric Schultz	58 Rhode Island Ave NW	The unit block of T street should be added to the list of blocks eligible for tree box planters.	Email 8/25/2014	Email	Key Findings and Recommendations, Parks, Green Space, and Stormwater	The unit block of T street has an existing tree canopy that can be enhanced as part of the North Capitol Street streetscape. The Mid City East Small Area Plan recommends streetscape improvements, including tree boxes, along the entire length of North Capitol Street in the plan area (MCE.4.1, Page 43)	No change.

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94	Eric Schultz	58 Rhode Island Ave NW	Traffic on New York Ave needs to be slowed way down.	Email 8/25/2014	Email	Corridor Highlights	The Mid City East Small Area Plan and the Livability Study recommend transportation improvements intended to improve overall circulation, safety, connectivity, accessibility, and sustainability. The Corridor Highlights in the Mid City East Small Area Plan explain the recommendations from the Livability Study for each major corridor including New York Avenue, Rhode Island Avenue, New Jersey Avenue, North Capitol Street, and Florida Avenue. (Pages 76-104)	No change.
95	Eric Schultz	58 Rhode Island Ave NW	Reduce traffic on First Street. N. Capitol St gets so busy that people drive down First St., instead. Maybe put in speed bumps or more traffic lights to slow down the traffic.	Email 8/25/2014	Email	Corridor Highlights	The Mid City East Small Area Plan and the Livability Study recommend transportation improvements intended to improve overall circulation, safety, connectivity, accessibility, and sustainability. The Corridor Highlights in the Mid City East Small Area Plan explain the recommendations from the Livability Study for each major corridor including New York Avenue, Rhode Island Avenue, New Jersey Avenue, North Capitol Street, and Florida Avenue. (Pages 76-104)	No change.