

Chapter 3

District-wide Planning

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District-wide Planning

The mission of the Office of Planning (OP) is to guide development of the District of Columbia, including the preservation and revitalization of our distinctive neighborhoods, by informing decisions, advancing strategic goals, encouraging the highest quality outcomes and engaging all communities. OP performs planning for historic preservation, public facilities, parks and open spaces and individual sites. In addition, OP engages in urban design, land use, and historic preservation review. OP also conducts historic resources research and community visioning, and manages, analyzes, maps and disseminates spatial and U.S. Census data. OP is organized into five divisions, namely Neighborhood Planning, Citywide Planning, Historic Preservation, Development Review and Revitalization and Design.

Over the last decade, the District has greatly expanded its implementation of neighborhood and citywide planning as a major tool to spark and guide the revitalization of the city's neighborhoods and downtown area. This new era of urban planning has been marked by numerous neighborhood plans and corridor studies, the Anacostia Waterfront Initiative and the citywide *Vision for Growing an Inclusive City*. The vision is part of a new philosophy about planning in the city, which has been carried forward into the District's 25-year Comprehensive Plan (approved by the DC Council in 2006 and updated in 2010). The Comprehensive Plan's overriding emphasis is on improving the quality of life for current and future residents of the District of Columbia through innovative tools and new strategies in areas such as housing, transportation and the environment.

Legislative Foundation

The DC Code vests the Mayor with the authority to initiate, develop and submit a comprehensive plan to the Council, as well as the power to propose amendments following the plan's adoption. In the course of adoption, the Council may alter the comprehensive plan, subject to the approval of the Mayor and review by NCPC and Congress. Because of the District's role as the Nation's Capital, the Comprehensive Plan includes two components: the Federal Elements, which address federal lands and facilities, and the District Elements, which address all other lands. Together, these elements constitute the District's mandated planning documents.

Family of Plans

The Comprehensive Plan can be thought of as the centerpiece of a "Family of Plans" that guide public policy in the District. In the past, there has been a lack of clarity over the relationship between the Comprehensive Plan and the many other plans prepared by District agencies. This has reduced the plan's effectiveness and even resulted in internal inconsistencies between agency plans.

Under the DC Code, the Comprehensive Plan is the one plan that guides the District's development, both broadly and in detail. Thus it carries special importance in that it provides overall direction and shapes all other physical plans that the District government adopts. In fact, all plans relating to the city's physical development should take their lead from the Comprehensive Plan, building on common goals and shared assumptions about the future. As the guide for all District planning, the Comprehensive Plan establishes the priorities and key actions that other plans address in greater detail. The broad direction it provides may be implemented through agency strategic plans, operational plans, long-range plans on specific topics (such as parks or housing) and focused plans for small areas of the city.

The Comprehensive Plan is not intended to be a substitute for more detailed plans nor dictate precisely what other plans must cover. Rather, it is the one document that bridges all topics and is cross-cutting in its focus. It alone is the plan that looks at the “big picture” of how change will be managed in the District in the years ahead.

Planning to the District’s Competitive Strengths

A Green City

Sustainability

The District government is committed to developing a sustainable City that meets the needs of residents today without compromising future generations’ ability to meet their needs. In just two short years, the District has advanced some of the most progressive green policies in the country:

- The creation of the Capital Bikeshare program, the largest in the country
- The Neighborhood Sustainability Indicators Plan
- The establishment of the Sustainable Energy Utility
- The greening of the zoning code

To this end OP will focus on several green and sustainable initiatives in fiscal year 2012 to build on our current successes. Our work will cover everything from cooperative efforts that help prepare District residents and businesses to take advantage of the growing green sector of the economy to supporting the development of a regional rapid transit system. Other major initiatives include:

- Ensuring a green, distinctive, built environment by developing green neighborhoods, green building practices, supporting LEED buildings, Low Impact Development (LID), green roofs, and retrofitting existing buildings to be more energy efficient;
- Incorporating considerations of climate, change mitigation and adaptation, and clean and renewable energy access into developments;
- Focusing on planning for places that are Healthy By Design, that have adequate food access, healthy & clean natural environments;
- Increasing public transit use by improving the rider’s experience in the District and enhancing services along key corridors;
- Creating greener businesses and employment centers to develop job opportunities for District residents and healthy shopping options;
- Encouraging environmental sensitivity through zoning and removing zoning obstacles to sustainable design;
- Incorporating strategies for safe, walkable, pleasant and resource-efficient neighborhoods in small area and commercial corridor plans; and
- Creating a city-wide strategic sustainability plan that reflects the environmental, economic and equity priorities for the District.

Sustainable DC Plan

Mayor Vincent C. Gray announced in July 2011 that the city is undertaking an ambitious initiative to create a comprehensive Sustainability Strategy for the District. The plan, led by the D.C. Office of Planning (OP) in partnership with the District Department of the Environment (DDOE), will set the framework that will help the District become the most sustainable city in the country. The District is already leading the country in sustainability in many areas, including first in purchasing green renewable power, first in per capita LEED-certified buildings, and first in bike-sharing participation. The city is looking to boost achievement

across the board; some examples would be in citywide recycling rates, the creation of green jobs for District residents and state of the art stormwater management practices.

Ambitious goals will be established for energy, climate, water, nature, waste, food, the built environment, green economy, and transportation. Because sustainability in the District will put particular emphasis on growing and diversifying our economy as well as reducing the many disparities that characterize and divide the population of the District, goals will also be established for job creation and improvement in health outcomes, among others. The District's sustainability plan will set clear indicators to achieve these goals and tie implementation directly to responsible parties, work plans and budgets with clear timelines. In order to achieve his goal, Mayor Gray noted the need for an overarching framework and vision; dedicated staff; extensive public outreach and buy-in; tying actions directly to agency budgets; and indicators for success.

The initiative kicked off with "Start in September," where the District partnered with community leaders across the city at 27 events reaching over 1,400 stakeholders to hold conversations with neighbors, friends, and members of all kinds of organizations about their vision for a truly Sustainable DC. OP and DDOE will lead an inclusive public process during the creation of the District's sustainability plan. This engagement includes developing working groups for each of the plan's major topic areas and the active participation of District government agencies, external subject matter experts and the general public.

The plan will build upon the past work of the Green Collar Jobs Initiative by directly incorporating green economic and job analysis into the plan and relating the potential outcomes for all the topic areas of the plan. The plan will also build on the past work of OP's Neighborhood Sustainability Indicators Pilot by being followed by a local neighborhood-based do-it-yourself guide to develop a community-based sustainability planning process. This guide will take the form of a step-by-step poster and online resources. OP will provide technical assistance in support.

Climate Action Plan

In the past two years OP has worked very closely with DDOE on the development of the District's Climate Action Plan. Phase one of this initiative, the District's Greenhouse Gas (GHG) Emissions Inventory, was released in January 2010 and identified that 6% of the District's GHG emissions are generated from DC government operations. The plan identified activities that can reduce the District Government's carbon footprint while also saving taxpayer dollars. The District Government Operations piece of the Climate Action Plan was completed in September 2010. OP is working with DDOE to implement the emissions savings for government operations and to begin to set goals and targets for the rest of the District community.

Additionally, the Office of Planning developed a report and implementation plan for a voluntary carbon reduction plan for the city. OP started this project in February 2010, and a final report with implementation strategies and revenue projections was completed by October 2010. OP and DDOE initiated the next stage of the Climate Action Plan in September 2011, which will finalize the government element of the plan and kick off the community-based goals and measures. The project outcomes and initiatives will be used together in conjunction with the District's city-wide strategic sustainability plan.

Sustainability through Zoning

As a part of the first comprehensive update of the District's zoning regulations since 1958, OP has made 25 recommendations to the Zoning Commission that highlight ways that the code can be made more sustainable. These recommendations received conceptual approval from the Zoning Commission in June 2009. OP has begun to draft the text for these recommendations and has refined them throughout 2010. The proposed text was brought before the Zoning Commission and preliminarily approved in early 2011. Areas addressed include, but are not limited to, increased energy efficiency, green roofs, stormwater management,

transit-oriented development, renewable energy generation, water conservation, access to local and healthy food, existing tree cover protection, and protection of environmentally-sensitive areas, such as streams and wetlands.

Green Area Ratio Zoning Requirement

OP recommended to the Zoning Commission a new zoning requirement called the Green Area Ratio (GAR) as a major addition to the District's zoning regulations. The GAR is an environmental site sustainability metric intended to set standards for landscape and site design that meets goals for stormwater runoff, air quality, and urban heat island impacts. The GAR is based on achieving environmental performance by allowing a regulated user to select from optional elements in order to meet an overall GAR score. The GAR was developed by working directly with the District Department of Consumer and Regulatory Affairs (DCRA) and DDOE to establish their joint administration of the requirement. The Zoning Commission approved the GAR text amendment on February 28, 2011. OP is in the process of developing research and analysis to be used to set GAR levels in all zones, and will propose requirement levels with the rest of the zoning updates. The requirement does not apply to public space or single family homes.

Stormwater Management

OP is working with the District Department of Transportation (DDOT)'s Urban Forestry Administration (UFA) and has formed an inter-agency team, including DDOE, to identify opportunities for the removal of paving that will be replaced with pervious green infrastructure. This coordinated strategy informed the spending of existing American Recovery and Reinvestment Act (ARRA) funding specifically allocated for paving removal, and will place the District in a strong position to take advantage of future funding opportunities of this nature. The implementation of the strategy has removed more than 31,400 square feet of impervious surface since its initiation in Fall 2010. The project includes the P Street greenway from 11th to 9th Street, NW and the creation of tree boxes and new tree plantings on Hanover Street, NW.

Sustainability Grants

In spring 2011, OP applied jointly with DDOT, the Department of Community and Housing Development (DCHD), and DDOE for the U.S. Environmental Protection Agency (EPA)'s Sustainable Communities technical assistance program, Greening America's Capitals. The District will receive technical assistance to make three intersections at the Anacostia Metro Station safer and improve use for cars, pedestrians and bicycles. Improvement to this area is a high priority for Mayor Gray. The street network around the Anacostia Metro Station serves more than 7,757 people on average per week and is surrounded by neighborhood schools, a recreation center, a historic residential neighborhood, and churches, as well as major federal and local government employment centers. The Greening America's Capitals Initiative is a project of the Partnership for Sustainable Communities among EPA, the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of Transportation (DOT). The interagency collaboration coordinates federal investments in infrastructure, facilities, and services to get better results for communities and use taxpayer money more efficiently. The partnership is helping communities across the country to create more housing choices, make transportation more efficient and reliable, reinforce existing investments, and support vibrant and healthy neighborhoods that attract businesses.

A Creative City

Creative DC Agenda

The Creative DC Action Agenda seeks to highlight and support Washington's rich and diverse creative economy. A focus on creative industries – media, design, visual and performing arts, film and video, museums and cultural heritage and culinary arts – has the potential to reinvigorate the District's economy, workforce and neighborhoods by extending employment opportunities to under- or unemployed residents, preparing students to fully participate in the job market, promoting small and local businesses and enhancing communities through arts and cultural uses.

The District has a robust creative base upon which to build: employment in the media, culinary, museum and design industries is significant; arts and cultural institutions span the range of traditional to contemporary and off beat; and initiatives at the heart of neighborhoods help enrich and connect communities. However, the District's creative base faces challenges, and in many ways is not leveraging its full potential.

In collaboration with the Washington DC Economic Partnership, OP undertook a study that inventoried the District's creative assets, determined the economic significance of the District's economy, assessed opportunities associated with creative economy support systems including workforce and business development, facilities and land use and developed a set of strategies intended to strengthen the sector. The study has found that there are more than 75,000 direct jobs in the District's creative sector, which amounts to approximately ten percent of the city's job base. In 2007, creative jobs generated an impressive \$5 billion in earnings. Although the economic downturn has presented major challenges for some companies in key creative sectors, the creative sector at its core relies on innovation and has the potential to support entrepreneurship and small business development, and activate underserved areas and vacant sites. Strategies will support creative markets, places, education, work, enterprises and creative infrastructure.

Temporary Urbanism –The Temporary Urbanism initiative seeks to transform vacant spaces into vibrant destinations and animated street frontages through unique uses. Temporary Urbanism helps meet several objectives established by the District of Columbia through the Creative DC Action Agenda and the Retail Action Roadmap including supporting creative entrepreneurs, activating commercial corridors and highlighting their retail potential, providing residents with unique services and activities, and promoting neighborhoods. A Temporium is a Temporary Urbanism project that transforms vacant storefronts or spaces into a unique temporary arts exhibition, performance or retail space for local entrepreneurs, including designers, producers or artists, to exhibit and sell their work or their products. Temporiums match those seeking space with those who have available space, and have the potential to create a framework for proactive collaboration and to catalyze long-term permanent use of these underused spaces while supporting entrepreneurship and fledgling small businesses.

Live Near Your Work

'Live Near Your Work' (LNYW) is a type of Employer Assisted Housing (EAH) program that not only supports an employee toward buying a home, but encourages them to live closer to their job. LNYW is program that attacks four basic challenges facing residents of the District and the region today.

- Housing close to jobs is often more expensive than housing farther away. DC has the second most expensive housing in the region. Ward 2, close to the jobs in downtown, is the most expensive Ward in DC. This can make it daunting for households seeking housing in the city.
- Yet living in DC (and closer to your job) can reduce what a typical family in the region spends on transportation costs anywhere from \$3,900 to as much as \$16,000 per year depending on where they live.

- However, saving money on transportation costs does not translate for everyone into being able to afford a home. A bank will not qualify you for a more expensive home, even though the location will actually save your family money over a home farther away from your job.
- Finally, more than 66 percent of jobs in DC are held by people commuting from outside DC who often face long commutes, create more traffic congestion, and add to the region's air pollution.

In response, OP created the 'Live Near Your Work' (LNYW) program which is a matching homeownership grant for down-payment and closing cost assistance in partnership with participating employers within the city. Through the program the District will match up to a \$6,000 contribution made by the employer toward an employee's purchase of a home that is close to their work in the District, or up to \$3,000 if the home is near transit in the District. The pilot program encourages prospective homebuyers to live within walking and/or transit distance to their place of employment in order to reduce not only household travel and energy costs, but to reduce the impact of long commutes on roads, congestion, and air quality.

Eds and Meds

The Washington area is home to world-class research institutes, hospitals, medical facilities, and health-related companies. This is a significant sector for the region and in the District. According to a Brookings report, more than 75% of the jobs supported by the top ten employers in the District are in the "Eds and Meds" sector, with the universities and hospitals at Georgetown, George Washington, Washington Hospital Center (WHC) and Children's National Medical Center accounting for the top four. However, the District is underperforming as a center of medical and health excellence in fundamental ways, including business development, spin-off research and commercialization, and residential employment in health fields. Much of the high-value activity such as at federal laboratories (e.g., NIH receives \$2.8 billion annually) occurs outside the District. There are also challenges around the health outcomes of District residents. In FY08, OP initiated "Healthy by Design," an initiative aimed at developing a healthier, more livable, more walkable city. It is a framework for District government policies and programs that encourage active living and healthy eating by increasing access to healthy food, primary care facilities, walkable destinations and recreational opportunities. Building from this framework, OP will undertake a Health Master Plan to address these economic development and community health issues. Starting in the McMillan Reservoir-Armed Forces Retirement Home (AFRH)-Washington Hospital Center (WHC) areas of Ward 5, OP will partner with the District Department of Health, health organizations, and health philanthropies to develop a plan to enhance health care commerce and promote healthy communities.

An International City

We host more than 178 missions and foreign embassies in the city, as well as the International Monetary Fund, the World Bank and many other international organizations. Their presence contributes substantially to the cultural and intellectual life of the city, and increasingly to our economy. Foreign immigration continues to contribute to the city's robust population growth, although not necessarily in any particular geography of the city, as has historically been the case for DC and other American cities. Chinatown, for instance, was once the geographic center for new Chinese immigrants to the Washington region.

Chinatown

Chinatown is DC's most identifiable ethnic community with a compelling history and culture; however, new development and a loss of Chinese American businesses and residents threaten its very existence. Capitalizing on its key location - near the Verizon Center, the Walter E. Washington Convention Center, and the National Mall - Chinatown has the potential to strengthen its position by becoming a premier destination for experiencing international Asian and Chinese

American art and culture. OP in partnership with the Mayor's Office on Asian and Pacific Islander Affairs (OAPIA) has been leading the effort to reinvest in Chinatown and ensure its cultural and economic significance through several key efforts.

Chinatown Cultural Development Strategy: The Chinatown Cultural Development Strategy (CCDS) aims to reposition DC's Chinatown as the foremost destination for Asian culture in the region and strengthen the portrayal of the Asian American experience through cultural businesses, performances, and community efforts. OP developed the strategy in conjunction with OAPIA after a one year planning process that involved over 30 meetings with more than a dozen Chinatown stakeholder groups including: Chinatown merchants, community leaders, local residents, the Downtown BID, and regional Asian organizations. It recommends actions to ensure a harmonized approach to the branding and marketing of Chinatown as a destination; to develop ways to engage domestic and international visitors, business travelers and, particularly, DC and Washington-area residents in the Chinatown experience; to attract entrepreneurs and economic development; to coordinate cultural programs, services and events; and to guide the community, policy-makers and private sector stakeholders in sustaining Chinatown as an attractive destination in its own right and a valued component of DC's Center City. The CCDS was approved as a small area plan by the DC Council on December 15, 2009. OP has been spearheading implementation of the plan including: obtaining funding for the restoration of Chinatown Park, the funding and contracting the development of a Chinatown marketing and promotion calendar of events, the revision of the Chinatown Design Guidelines, and the creation of a Chinatown Public Realm Master Plan.

Chinatown Public Realm Master Plan was completed in September 2011. It includes an in-depth analysis of Chinatown's public spaces and includes objectives and recommendations for making improvements that support the area's role as a growing business and residential center, a visitor destination and an important and lively social space in downtown DC.

A City of Public Places

Public Space

The District of Columbia is a city known for its public spaces, such as grand public buildings, attractive streetscapes and active and natural parks. The District government places a high priority on maintaining these iconic features that largely define the image of our city and add to the daily enjoyment of residents and visitors. In the third quarter of FY2011, OP completed and released the District's *Public Space Design Manual*, a document that compiles the most commonly used public space regulations into one comprehensive document. The *Manual* is routinely used by applicants going through the District public space permitting process and greatly simplifies the preparation of public space plans. As part of the District's celebration of the 50th anniversary of sidewalk cafes in the District in August 2011, OP also released a user-friendly guide to sidewalk café regulations and a sample sidewalk café plan. All of these documents are posted on OP's and/or DDOT's website. OP staff also made over 11 presentations to ANCs, student groups, Business Improvements Districts, and federal and District agencies to review the importance of the District's public space and the critical regulations that are in place to protect the character of the city.

The public spaces along our residential and business streets are another iconic image of the District that provides an attractive setting for our diverse neighborhoods and commercial districts. Our streets, sidewalks and adjacent rights-of-way are the framework for the most comprehensive open space network that connects the entire city. OP provides ongoing public space design assistance that protects and enhances this public resource so that it can be enjoyed by all the residents of the city and its visitors, as well as ensuring it will remain one of the defining features of the nation's capital. In FY 2011, as part of the agency's responsibility as a member of the Public Space Committee, OP staff reviewed 194 public space applications - a 58 percent increase from FY 2010. OP also reviewed more than 45 streetscape plans, 33 additional public space applications, and reviewed 6 Environmental Assessments being completed by a federal or District agency specifically for public space design. OP's participation in public space design review has resulted in better urban design that: reduces crime by

maintaining long sight lines along streets; improves environmental quality by reducing impermeable paving and increasing the number of street trees; and creates a distinct image for the District through the use of landscaping and high-quality building materials. In addition, OP has worked with DDOT to develop specific streetscape guidelines that emphasize sustainable practices and pedestrian mobility. OP also consulted with DDOT and development teams on innumerable development projects throughout the city through participation in Project Design Review Meetings (PDRMs). For example, in the NoMa neighborhood alone, OP and DDOT staff reviewed 18 private sector development projects to ensure that they complied with the District's public space regulations and streetscape guidelines during FY2010 and 2011. OP staff also reviewed and commented on 33 additional public space applications outside of the PDRM process, and specifically commented on public space issues in 6 Environmental Assessments being completed by either a federal or District agency.

Small Park Projects: The Office of Planning developed landscape plans based on historic plans to enhance the appeal and resident usability of 12 reservations in the Mount Vernon Square District area. Work on these parks has resulted in a concept landscape plan approved by the National Parks Service and a maintenance commitment from the Downtown BID. OP staff has also engaged recently established parks friends groups and is discussing strategies for those groups to take a more active role in raising funds for park improvements.

Capital Space

OP is one of multiple District and federal agencies working on implementing CapitalSpace, a framework plan for achieving the full potential of the city's park and open space system. Washington has more public parkland per capita than almost any other densely populated U.S. city - 16 acres for every 1,000 residents - offering natural areas, formal parks and recreation amenities. For the first time in 40 years, District and federal agencies are working together to tackle the challenges and opportunities facing our open spaces. Washington's population is projected to grow from nearly 618,000 today to 700,000 by 2025. Clearly, demand for parks will increase. Today, changing demographics and growing interest in health and sustainability encourage consideration of new ways to design and use parks. Skateboarding and dog parks, for example, were not considered when many parks were established. Further, it is critical that Washington reserves space for commemoration and public events. Our parks and open space must meet all of these demands.

As another CapitalSpace implementation effort, OP initiated a pilot project to make landscape improvements to federal Reservation 68 (Edmund Burke Park), located at Massachusetts Avenue and 11th Street, NW. OP staff worked with the National Park Service to develop a concept landscape plan and construction documents for implementation. Successful efforts also included partnering with downtown stakeholders to develop a maintenance plan, working with a local non-profit that can solicit funds for implementation, and establishing a model process that can be used to make landscape improvements to other federal reservations throughout the District.

In Fall 2011, OP staff worked with partner agencies on the first progress report that reviewed the accomplishments made on park improvements since the completion of the CapitalSpace plan in April, 2010.

Public Space and Water Management

In January 2011, OP released the final NoMa Public Space and Water Management Study. The study sought to find a nexus between the projected development trends within NoMa, an aging storm water infrastructure and impending storm water management regulations, and the need to provide a park space for this rapidly developing neighborhood. Analysis shows that while there is a connection between storm water management strategies and providing parks and open space, in NoMa it is not as strong as had been hoped for. However, this study has shown that there are many options for handling and reusing storm water in

NoMa on both private property and in public space. It also provides various NoMa-specific scenarios that can then be applied to any development or public work project in the District.

Center City Parks

The Center City Urban Parks Strategy aims to provide stakeholders with the tools and strategies to improve existing and create new urban parks to adequately serve Center City's rebounding resident and worker populations. The Strategy includes an in-depth analysis of: current and future demographics, neighborhood open space level of service, and developed programming and site based recommendations for improvements as well as recommendations for funding and regulatory changes. The Center City Urban Parks Strategy is expected to be complete in September 2011. Several follow-up actions have already begun to implement the recommendations of the Strategy including:

- Urban Parks Cost Benefit Analysis: OP is contracting to conduct an analysis of the economic benefits urban parks provide including appreciation of proximate property values and increased commercial activity. The goal of the analysis is to develop hard-number benefits of DC's urban parks that can be used to lobby increased property owner support and funding for improvements.
- Small Park Projects: The Office of Planning has developed landscape plans, including cost estimates for construction and maintenance, based on historic plans to enhance the appeal and resident usability of Reservations 68 and 69 (Burke and Gompers Parks). OP has been working with NPS to review the plans and working with Downtown BID and adjacent property owners to provide funds and future maintenance support.

A City of Distinctive Neighborhoods

Center City

Center City Planning develops plans and projects for districts and destinations within center city, partners with the Business Improvement Districts (BIDs), sister agencies and the Federal government, and implements the projects laid out in the Center City Action Agenda 2008 and the 2011 Update, currently underway. Center City is a jobs and tax base powerhouse for Washington DC. Ongoing planning and implementation for this area is focused on maintaining and expanding its competitive position in the region and the nation and ensuring that it compliments other growing jobs and economic clusters in the District. Some key facts about Center City:

- Center City is just 7% of the taxable land area in the District, but generates 60% of the real estate tax revenue.
- Center City is home to 70% of DC's jobs.
- 14% of the housing supply in Center City is affordable.

NoMa and Capitol Riverfront were emerging neighborhoods in 2008, unbuilt development opportunity areas. Today NoMa is 50% built out with 50% of its capacity remaining and Capital Riverfront is 35% built, with 65% of its capacity remaining. OP's planning efforts focus on continued development, jobs initiatives, infrastructure investment that gets District residents to those jobs, new residential that is varied enough and affordable to draw from the region, and quality public space. Areas including Northwest One, Poplar Point, St. Elizabeths, Southwest Waterfront, and others are the focus of planned investment going forward. Center City Neighborhoods include:

- Poplar Point/Anacostia
- Capitol Riverfront (Ballpark and SE Waterfront)
- Southwest Waterfront

- North of Massachusetts Avenue (NoMa)
- Northwest One
- Mount Vernon Triangle
- Mount Vernon Square District

OP has initiated the creation of a Center City oversight group by coordinating with the Downtown BID and the BID Council. The taskforce was recommended in the 18-month Action Agenda and is intended to support ongoing and future Center City planning projects, as well as track development goals throughout Center City.

A taskforce consisting of representation from multiple Center City BIDS as well as staff from the Office of Planning and the Office of the Deputy Mayor for Economic Development are wrapping up an updated strategy for Center City based on priorities identified in the 2008 Action Agenda. This group met with members of the DC BID Executive Boards in February 2011 to discuss “Center City 2.0,” which highlights opportunities, challenges, and shared priorities for Center City. These priorities are investments in transportation, including the D.C. Streetcar, Metrorail and Metrobus, and the Circulator bus; investments in infrastructure, including utilities and energy efficiency initiatives; and investments in urban livability, including world-class parks and public spaces. Economic development priorities that are part of the discussion moving forward include increasing the debt cap, the use of single purpose entities, re-evaluating tax policy, and innovative partnerships that contribute to the development of a diverse and qualified workforce.

Recently completed Center City implementation projects include the development of a strategy to address a disconnected and marginalized area of Center City created in the vicinity of I-395 between New York Avenue, Massachusetts Avenue, New Jersey Avenue and North Capitol Street. The open highway creates a barrier between the changing Northwest One neighborhood, NoMa, and the Mount Vernon Triangle/Mount Vernon Square neighborhood. This study is an implementation project identified in the Center City Action Agenda 2008. Possible outcomes include reconnecting street rights-of-way, thereby increasing walkability in the neighborhood; identifying potential development parcels in the vicinity of the I-395 corridor; and increasing access to healthy food options such as the existing Safeway and Harris Teeter grocery stores for neighborhood residents. Should the development be approved, the currently proposed Wal-Mart site at 801 New Jersey Avenue, NW, two large residential projects (under construction) and the Planned Unit Development (PUD) south of Massachusetts Avenue, NW spanning I-395 would also benefit from increased access and connectivity to the surrounding neighborhoods.

Revitalization Plans

The Revitalization and Design Division at OP advances quality design and sustainability in the District through strategies for continued economic competitiveness and enhanced livability. They are responsible for planning areas in central Washington and for public space, sustainability and design programs for the District of Columbia.

Revitalization Plans include:

- Anacostia Waterfront Initiative
- CapitalSpace
- Center City Action Agenda 2008
- Chinatown Cultural Development Strategy (Currently under development)
- Downtown Action Agenda 2000
- Guide to Green
- K Street Transit Way Land Use Vision

- Mount Vernon Square Design Workbook
- Mount Vernon Square Design Study (Currently under development)
- Mount Vernon Triangle Action Agenda
- Mount Vernon Triangle Transportation and Public Realm Design Project
- The NoMa Vision Plan and Development Strategy
- Planning Together For Central Washington

Neighborhood Planning

WARD 1

Introduction

Although Ward 1 is geographically the smallest ward in the District, it is the 4th most populated of all the Wards in 2010. Some of City's best known residential neighborhoods can be found in Ward 1, many of which have great historic significance for the local African-American and Latino populations. While most of these neighborhoods are dominated by row houses, they are all distinct. Columbia Heights sits right in the middle of the ward, boasting beautiful historic townhomes, a major new commercial core and landmarks such as the Tivoli Theater. Adams Morgan is home to an eclectic mix of shops, restaurants and bars, and has long been a center for city nightlife. This activity extends along the U Street Corridor, much of which serves as the southern boundary of the ward. Mount Pleasant is known for its unique townhouses, strong international cultural mix and leafy streets against the National Zoo and Rock Creek Park. The Pleasant Plains neighborhood is home to Howard University, which also abuts the townhouses and gracious Victorian homes of LeDroit Park and portions of the Shaw neighborhood. 16th Street, NW serves as a grand boulevard running through the center of the ward, lined with impressive apartment buildings, embassies, churches, and Meridian Hill/Malcolm X Park. Ward 1 is a culturally rich, intricate section of the city that serves many functions for many different people.



Columbia Heights Retail Center, DC, USA

Demographics

The U.S. Census 2010 data are now available and provide population totals and demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 1 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 76,197 people residing in Ward 1, a 3.9 percent increase from 73,364 in 2000. Its rate of growth was fifth behind that of Wards 2, 6, 3 and 5. Even with the overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 4,068 or 31 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 364 or 4.7 percent between 2000 and 2010.

Race and Ethnicity: Ward 1 continues to be the most racially and ethnically diverse ward in the city. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 33 percent of the Wards' population, down from 46 percent in 2000. White non-Hispanic residents totaled 41 percent in 2010 compared to 25 percent in 2000. Hispanic residents made up 21 percent of the population in 2010, a decrease from 25 percent in the previous census. Asian/Pacific Islander residents showed a slight increase in population from 4.4 percent in 2000 to 5 percent in 2010.

Households and Families: In 2005-2009, there were 31,000 households in Ward 1. The average household size was 2.2 people. Families made up 35 percent of the households in Ward 1. This figure includes both married-couple families (19 percent) and other families (16 percent). Non-family households made up 65 percent of all households in Ward 1. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 81 percent of people 25 years and over had at least graduated from high school and 55 percent had a bachelor's degree or higher. Nineteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 1 were professional, scientific, management, administrative and waste management services at 23 percent, and educational services, health care, and social assistance at 18 percent.

Travel to Work: Twenty-seven percent of Ward 1 workers drove to work alone in 2005-2009, 6 percent carpoled, 45 percent took public transportation, and 17 percent used other means. The remaining 5 percent worked at home. Among those who commuted to work, it took them on average 28.8 minutes to get to work.

Income: The median income of households in Ward 1 was \$60,998. Eighty-seven percent of the households received earnings and 7 percent received retirement income other than Social Security. Twelve percent of the households received Social Security. The average income from Social Security was \$10,920. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 17 percent of people were in poverty. Twenty-three percent of related children under 18 were below the poverty level, compared with 29 percent of people 65 years old and over. Thirteen percent of all families and 28 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units steadily increased from 31,573 in 2000 to 35,027 in 2010. According to the Urban Institute’s Neighborhood Info DC data, even though the homeownership rate was 37 percent at the end of 2009, Ward 1 began to experience a decline in home sales from 470 in 2000 to 179 in 2009. Home sales were slightly up by the end of 2010 with a total of 251 homes sold. Median home prices in the Ward also declined from a peak of \$609,000 in 2006 to an average price of \$540,000 in 2010. This represents an 11 percent annual change in the median home price. The number of single-family homes and condominiums in foreclosure is to be noted. In Ward 1, as of December 2010, 196 foreclosures had been recorded with 136 of these foreclosures occurring in Columbia Heights and Mount Pleasant.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The Comprehensive Plan for the District of Columbia was approved by the DC Council in 2006 and amended in 2010. It is split into geographic “Area Elements” rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 1 should look at the following two Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under Comprehensive Plan.

Mid-City – The vast majority of Ward 1 is concurrent with this Area Element.

Rock Creek West – This Area Element covers most of the Upper Northwest quadrant west of Rock Creek Park, including the small portion of the Woodley Park neighborhood belonging to Ward 1.

Small Area Plans: A number of Small Area Plans are completed and active for Ward 1 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. The planning Initiatives for Ward 1 can be found on the DC Office of Planning website at www.planning.dc.gov under Neighborhood and Revitalization Plans. A few of the plans are highlighted here.

Mount Pleasant Street Revitalization Framework Plan – This plan was adopted by the DC Council in the Fall of 2010. Its objective is to create more a more vibrant commercial district through a combination of small business assistance, streetscape improvements and creating a sense of place to attract additional consumers. This plan has now entered the implementation phase.

DUKE: Development Framework for a Cultural Destination District Within Washington, DC's Greater Shaw/U Street – This plan was completed in 2004 and approved by the DC Council in 2005. This plan specifically addresses the redevelopment of key publicly-owned buildings and land between the Shaw and U Street Metro stations. Key sites include the District's historic Howard Theatre, the Grimke School, two former parcels of the National Capital Revitalization Corporation, Washington Metropolitan Area Transit Authority (WMATA) - owned property in Shaw, the DC Housing Finance Agency site, and select private parcels in the 7th Street/Georgia Avenue and U Street/Florida Avenue commercial corridors. The plan is to be implemented over a five to ten year horizon, with a number of visible, short-term projects near at hand.

Georgia Avenue-Petworth Metro Station Area and Corridor Plan – This plan was completed in 2004 and approved by the DC Council in 2006 and includes portions of Wards 1 and 4. It is designed to encourage transit-oriented development around the Georgia Avenue/Petworth Metro station; balance growth and development by identifying and guiding opportunities for redevelopment; identify strategies to encourage a better mix of uses, including quality neighborhood-serving retail and housing; maintain and enhance neighborhood character; and prioritize when and where public investment should occur.

The Georgia Avenue-Petworth and Central 14th Street Retail Action Strategy studies – The Retail Action Strategy examines ways to strengthen the city’s retail base at both the citywide and local scale, to promote vibrant commercial districts with a broad range of retail businesses in all neighborhoods, and to create expanded opportunities for small and local retailers. The Central 14th Street study assessed the area along 14th Street, NW from Park Road north to Taylor Street and Park Road from 14th Street to 16th Street, NW. The Georgia Avenue-Petworth study assessed the area along Georgia Avenue between Upshur Street, NW south to Columbia Road, NW.

Convention Center Area Strategic Development Plan – This plan was completed in 2005 and approved by the DC Council in 2006. Covering areas of Wards 1 and 2 with a special focus on the Shaw neighborhood, this plan is designed to retain existing and attract new businesses, preserve historic housing and create additional housing for a variety of household types and income levels, and create a streetscape environment that draws from the corridor’s existing character and accommodates contemporary business requirements.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 1 Neighborhood Planner Tarek Bolden. He may also be reached by e-mail at: tarek.bolden@dc.gov.

Housing & Commercial Development

Nearly 200 development projects have either been completed, are underway or in the pipeline for construction in Ward 1. This represents over 13 million square feet of development costing \$3.5 billion. While Ward 1 has been densely populated and “built out” for many decades, the last several years have seen pockets of significant development activity. This has primarily included new multi-family housing and commercial properties concentrated around the Ward’s Metrorail stations, as well as new schools, arts facilities and other community-oriented spaces. Ward 1 has seven historic districts within its boundaries, an impressive amount for a relatively small area. Consequently, much of the Ward’s historic fabric and low scale character will be preserved into the future. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at: www.wdcep.org.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 1 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- *Progression Place* – Located in the District’s Shaw neighborhood at 7th and S Streets, NW, Progression Place will be a catalytic force in bringing new investment to Shaw, including the creation of an office building that will help support new commercial activity in the neighborhood. The \$150 million development project will be a total of 320,000 square feet, with 100,000 square feet of office space, a 205-unit residential apartment building, 188 below-grade parking spaces, and 20,000 square feet of street-level retail. Progression Place is adjacent to the Howard Theater, also currently under construction, and will build in parking for the historic theater patrons as well as add a rebuilt Metro entrance and provide a face-lift

for the historic 7th Street retail frontages. The anchor occupant for the project will be the national headquarters for the United Negro College Fund (UNCF). UNCF will fill a large portion of the mixed use project with offices and ground floor community uses, actively ensuring its place in the community for years into the future. It would be hard to overestimate in importance of Progression Place as a beacon for Shaw's development, adding housing, jobs and retail in an area seeing ongoing revitalization.

- *Howard Theater* – The District Government will seek a development and operating entity to transform this derelict but cherished historic theatre into an anchoring destination featuring live entertainment for 500-600 patrons per performance, upscale dining and beverages.
- *Park Morton Redevelopment Initiative* – The District, in collaboration with the residents of Park Morton and the Park View community, initiated a public process to plan and implement the revitalization of the Park Morton public housing site as part of the New Communities Initiative. The Initiative's goal is to transform the public housing site into a mixed-income, mixed-use community. In this new community, residents will have access to high-quality housing options that will be made affordable to buyers and renters at all income levels. The New Communities Initiative will also provide the human services necessary to help prepare current residents for the new economic opportunities that are coming their way.

District Department of Transportation (DDOT)

- *Adams Morgan Streetscape Project* – This project includes the 18th Street corridor from Florida Avenue to Columbia Road, NW in Adams Morgan. This project is the result of several years of planning, preliminary engineering, and public outreach focused on pedestrian, transportation and landscape improvements. The goal of the project is to provide transportation, pedestrian and bicycle safety improvements as well as streetscape enhancements to the 18th Street corridor in the Adams Morgan neighborhood while minimizing impacts to local residents and businesses along the corridor. For more information please visit: www.ddot.dc.gov.

DC Public Schools (DCPS)

- *Bruce Monroe- Elementary School @ Park View* – Built in 1916, this school is currently being modernized and will have capacity for 450 students.
- *H. D. Cooke Elementary School* – Built in 1909, this school was fully modernized in 2009 expanding to 90,000 square feet with a capacity for 450 students in its pre-K through 5th grade program.
- *Tubman Elementary School* – Constructed in 1970, the school is undergoing modernization to expand the current 66,600 square foot facility.

DC Department of Parks and Recreation (DPR)

- *Banneker Community Center* – This recently renovated center offers numerous facilities for public use including: baseball field, basketball court, computer lab, outdoor track tennis court and more.
- *Columbia Heights Community Center* – This new facility has both indoor and outdoor basketball courts, two large playgrounds, a community garden and a splash park.
- *Bruce Monroe Park Redevelopment* – On the site of the recently razed Bruce Monroe Elementary school, an interim green recreational space has been constructed. The park space includes two basketball courts, one tennis court, two small children's play areas, open green space for events and an urban gardening space. Construction of the park was completed Mid-Summer 2010.

The District has a number of private, non-profit partners supporting neighborhood development in Ward 1. These include business improvement districts (BIDs) and Main Street organizations.

WARD 2

Introduction

Ward 2 is perhaps best known as the home of the federal enclave including the National Mall, the White House, monuments and museums. It is the place where many tourists and other visitors spend the bulk of their time, and includes the images most associated with Washington, DC in the national and international psyches. It also includes the non-residential office employment center, Federal Triangle and the mixed-use neighborhood, Penn Quarter. However, Ward 2 is much more than this, encompassing some of the oldest residential neighborhoods in the city. To the west is the neighborhood of Georgetown, a village older than the District of Columbia itself with one of the best restaurant and shopping areas in the city and home to Georgetown University. Foggy Bottom and the West End sit between Georgetown and Downtown, and includes a mix of historic townhouses, apartment and office buildings. Sheridan-Kalorama and Dupont Circle are home to grand Victorian townhomes and stand-alone mansions, many of which are occupied by foreign embassies and chanceries. The Logan Circle, Mount Vernon Square, and Shaw neighborhoods have undergone significant changes in the last few years as houses are renovated and new multi-family and commercial development are completed, particularly along the 14th Street corridor. Finally, most of Downtown DC sits within Ward 2. This area has seen tremendous growth and redevelopment over the past 10 years as vacant buildings have been renovated, vacant lots built upon, and empty storefronts filled with new retail, restaurants, entertainment venues and museums.



Convention Center Hotel

Demographics

The U.S. Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 2 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 79,915 people residing in Ward 2, a 16 percent increase from 68,869 in 2000. Its rate of growth was the highest of all the Wards in the District. Even with the overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 857 or 15.5 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 1,568 or 18.8 percent between 2000 and 2010.

Race and Ethnicity: Ward 2 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 13 percent of the Ward's population, down from 15 percent in 2000. White non-Hispanic residents totaled 67 percent in 2010 compared to 65 percent

in 2000. Hispanic residents made up 9.5 percent of the population in 2010, a decrease from 10 percent in the previous census. Asian/Pacific Islander residents showed a slight increase in population from 7.4 percent in 2000 to 10 percent in 2010.

Households and Families: In 2005-2009 there were 35,000 households in Ward 2. The average household size was 1.7 people. Families made up 24 percent of the households in Ward 2. This figure includes both married-couple families (18 percent) and other families (6 percent). Non-family households made up 76 percent of all households in Ward 2. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 92 percent of people 25 years and over population had at least graduated from high school and 73 percent had a bachelor's degree or higher. Eight percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 2 were professional, scientific, management, administrative and waste management services at 28 percent, and public administration at 17 percent.

Travel to Work: Twenty-four percent of Ward 2 workers drove to work alone in 2005-2009, 4 percent carpooled, 27 percent took public transportation, and 39 percent used other means. The remaining 6 percent worked at home. Among those who commuted to work, it took them on average 23.4 minutes to get to work.

Income: The median income of households in Ward 2 was \$76,592. Eighty-six percent of the households received earnings and 10 percent received retirement income other than Social Security. Fifteen percent of the households received Social Security. The average income from Social Security was \$13,924. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 15 percent of people were in poverty. Seventeen percent of related children under 18 were below the poverty level, compared with 13 percent of people 65 years old and over. Six percent of all families and 15 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units increased slightly from 36,180 in 2000 to 40,362 units in 2010. Even though the homeownership rate was 40 percent at the end of 2009, Ward 2 began to experience a decline in home sales from 345 in 2000 to 143 in 2009 (Neighborhood Info DC). Home sales were slightly up by the end of 2010 with a total of 194 homes sold. Median home prices in the Ward fluctuated over the last decade. In 2005 the median had risen to \$1,023,000 but declined in subsequent years. In 2008 home prices again rose to \$1,089,000 only to drop to \$910,000 in 2010. The number of single-family homes and condominiums in foreclosure is notable. In Ward 2, as of December 2010, 140 foreclosures had been recorded with 86 of these occurring in Shaw and Logan Circle.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District’s Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic “Area Elements” rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 2 should look at the following two Area Elements, which can be found on the DC Office of Planning website at: www.planning.dc.gov under “Comprehensive Plan.”

Central Washington – Ward 2 covers all but the northeastern portion of this Area Element, including neighborhoods such as Downtown, Penn Quarter, Chinatown and Mount Vernon Square.

Near Northwest – covering the neighborhoods immediately north and west of Downtown, this Area Element includes most of the established residential neighborhoods in Ward 2 including Georgetown, Foggy Bottom, Kalorama, Dupont Circle, Logan Circle and Shaw.

Small Area Plans: A number of Small Area Plans are completed and active for Ward 2 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at: www.planning.dc.gov under Neighborhood and Revitalization Plans.

Chinatown Cultural Redevelopment Strategy – Completed in and approved by the DC Council in 2009, the goal of this plan is to develop Chinatown as a unique cultural destination. The planning process commenced in the summer of 2008 and included over 15 taskforce meetings during a 10 month period. During this process over 100 participants shared their concerns and ideas for an improved Chinatown. This strategy provides detailed recommendations and action steps to promote businesses and create a diverse and successful Asian-themed business district.

Convention Center Area Strategic Development Plan – This plan was completed in 2005 and approved by the DC Council in 2006. Covering areas of Ward 2 and Ward 1 with a special focus on the Shaw neighborhood, this plan is designed to retain existing and attract new businesses, preserve historic housing, create additional housing for a variety of household types and income levels, and create a streetscape environment that draws from the corridor’s existing character and accommodates contemporary business requirements.

DUKE: Development Framework for a Cultural Destination District Within Washington, DC's Greater Shaw/U Street – Completed in 2004 and approved by the DC Council in 2005, this plan concludes an extensive community planning process which outlines specific development and uses targets between the Shaw-Howard University and U Street/African-American Civil War Memorial/Cardozo Metro stations. The plan provides guidance on public policy decision-making on affordable housing needs, local business development, existing and new cultural facilities and programming, quality public realm investments, transportation and traffic, zoning and local resident participation. The plan is to be implemented over a five to ten year horizon, with a number of visible, short-term projects near at hand..

Ongoing Plans: There are no on-going plans occurring in Ward 2 at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 2 Neighborhood Planner Joyce Tsepas. She may also be reached by e-mail at joyce.tsepas@dc.gov.

Housing & Commercial Development

Over 400 development projects have either been completed, are underway or in the pipeline for construction in Ward 2. This represents over 72 million square feet of development costing \$23,212,300,000. Developments of all kinds, commercial and residential, have boomed in Ward 2 in recent years. In fact, by mid-2008 there was nearly 19.7 million square feet of development planned or under construction in Ward 2, roughly 23 percent of the total for the entire city. Much of this activity has occurred and is occurring Downtown and in neighborhoods such as Logan Circle, Foggy Bottom/West End and Shaw. For more information on specific development projects, visit the Washington DC Economic Partnership at www.wdcep.org.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 2 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- *City Center DC* – The District is receiving more than \$200 million in consideration for the land as part of a long-term land lease, including: a minimum of \$28.5 million in lease payments, \$48 million in payments to construct streets, parks, a plaza and other public amenities, \$55 million to provide affordable housing on site, and \$14 million in payments to promote public space programming. If the project exceeds financial expectations, the District will receive 25 percent of excess profit. In addition to two newly constructed streets through the site, an additional 1.5 acres of public open space will be constructed. There is a developer commitment to make a \$1.5 million annual payment to promote the programming of the open space for markets, festivals and events. A Common Area Association will be created to manage programming and maintenance of the space.
- *Convention Center Headquarters Hotel* – The Convention Center Headquarters Hotel broke ground in November 2010 and will be located at 9th and Massachusetts Avenue. It is expected to be completed by 2013 with 1,166 hotel rooms and commercial use. The total project cost is \$515 million.
- *Dupont Underground* – The Office of the Deputy Mayor for Planning and Economic Development has entered into an exclusive agreement with the Arts Coalition for Dupont Underground. Dupont Underground will encompass the nearly 100,000 square feet of infrastructure beneath Dupont Circle to create a unique, centrally located venue for exhibitions and events.
- *O Street Market* – City Market at O broke ground in September of 2010 and is expected to be completed by 2014 with a 72,000 square foot Giant Food Store, 80+ affordable senior rental units, 395 market rate apartments, a 180+ room hotel and 10,000 square feet of neighborhood retail. The total project cost is \$260 million.

District Department of Transportation (DDOT)

- *Pavement Removal in Shaw* – As a part of an effort to promote sustainable practices in public space, the District Department of Transportation's (DDOT) Urban Forestry Administration (UFA), District Department of the Environment, and the Office of Planning have developed the Impervious Surface Removal Project to remove concrete or other impervious surfaces. P Street was identified in the 2006 *Convention Center Area Strategic Development Plan* as a potential “greenway” to connect a series of open spaces in the Shaw/Logan Circle neighborhood. UFA expanded and created tree boxes on P Street, between North Capitol Street, NE and 12th Street, NW in January of 2011. Another project in Shaw that benefitted from this project was the removal of over 12,000 square feet of impervious surface from the front of Seaton Elementary School.

District of Columbia Public Libraries (DCPL)

- *West End Library* –The West End Library project, to be built on three adjacent parcels along L Street NW between 23rd and 24th Streets, will devote about half of the first two floors to the library, leaving the rest of the ground floor for retail spaces, and will be topped by 10 floors of residential units.

DC Parks and Recreation (DCPR)

- *Jelleff Recreation Center and Pool* – This recreation center and outdoor swimming pool was recently acquired and renovated by the DC Department of Parks and Recreation. This facility offers residents of Burleith and Upper Georgetown another option to the Volta Park Recreation Center. The pool has 125-yard lap lane.

The District has a number of private, non-profit partners supporting neighborhood development in Ward 2. These include business improvement districts (BIDs), community improvement districts (CIDs) and Main Street organizations.

WARD 3

Introduction

Ward 3 is a largely residential area located in the upper northwest quadrant of the city. In many ways, its neighborhoods are a series of villages clustered around local commercial centers. Some of these neighborhoods grew up along the former Connecticut Avenue streetcar line that connected DC with Chevy Chase in suburban Maryland. Woodley Park, Cleveland Park, North Cleveland Park/Forest Hills and the DC-portion of Chevy Chase all follow a similar pattern of a commercial core with local shops and restaurants, surrounded by a cluster of dense apartment buildings and/or townhouses, and spreading out into single-family homes. Tenleytown, Palisades and Spring Valley, straddling Wisconsin Avenue, MacArthur Boulevard and Massachusetts Avenue respectively, follow a similar, though more single-family home-oriented, pattern. Friendship Heights also follows this pattern, but its commercial core has grown tremendously over the past 10 years, and is now a regional draw with its high-end shops and restaurants. Much of the remainder of the Ward consists of single-family homes set among tall trees and parks. Some are modest in size, while others are veritable mansions, home to some of the wealthiest DC residents and a large number of foreign ambassadorial residences. The character of these areas is more suburban in nature, with a greater concentration of cul-de-sacs than anywhere else in the city.



Green Living Expo at the University of the District of Columbia

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau’s American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 3 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 77,152 people residing in Ward 3, a 4.7 percent increase from 73,718 in 2000. Its rate of growth was the third highest of all the Wards in the District. With the overall increase in population, the number of children (under 18 years of age) in the Ward increased by 1,291 or 14.6 percent between 2000 and 2010 (the only ward that saw an increase in that age group). The number of senior residents 60 years of age and older increased by 2,692 or 20 percent between 2000 and 2010.

Race and Ethnicity: The racial population make-up of Ward 3 has remained constant in the past ten years with white non-Hispanic residents totaling 78 percent in 2010 as they did in 2000. According to the 2010 Census the black non-Hispanic residents comprise 5.6 percent of the Ward's population, slightly up from 5.3 percent in 2000. Hispanic residents made up 7.5 percent of the population in 2010, a slight shift from 7.6 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 6.2 percent in 2000 to 8.2 percent in 2010.

Households and Families: In 2005-2009 there were 36,000 households in Ward 3. The average household size was 2 people. Families made up 40 percent of the households in Ward 3. This figure includes both married-couple families (35 percent) and other families (5 percent). Non-family households made up 60 percent of all households in Ward 3. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 96 percent of people 25 years and over had at least graduated from high school and 82 percent had a bachelor's degree or higher. Four percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 3 were professional, scientific, management, administrative and waste management services at 27 percent, and educational services, health care, and social assistance at 19 percent.

Travel to Work: Forty-one percent of Ward 3 workers drove to work alone in 2005-2009, 5 percent carpoled, 36 percent took public transportation, and 10 percent used other means. The remaining 8 percent worked at home. Among those who commuted to work, it took them on average 26.3 minutes to get to work.

Income: The median income of households in Ward 3 was \$97,690. Eighty-five percent of the households received earnings and 17 percent received retirement income other than Social Security. Nineteen percent of the households received Social Security. The average income from Social Security was \$16,741. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 7 percent of people were in poverty. Three percent of related children under 18 were below the poverty level, compared with 5 percent of people 65 years old and over. Three percent of all families and 13 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units increased slightly from 36,849 in 2000 to 37,921 in 2010. Even though the homeownership rate was 57 percent at the end of 2009, Ward 3 began to experience a decline in home sales from 592 in 2000 to 432 in 2009 (Neighborhood Info DC). Home sales were slightly up by the end of 2010 with a total of 445 homes sold. Median home prices in the Ward fluctuated over the last decade. In 2005 the median price had risen to \$949,000 but declined in subsequent years. By 2009 home prices settled in at \$889,000 only to drop to \$875,000 in 2010. In Ward 3, as of December 2010, 80

foreclosures had been recorded with 25 of these occurring in Spring Valley and Palisades. While this number is higher than usual it is the lowest number of any Ward.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District’s Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic “Area Elements” rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 3 should look at the following Area Element, which can be found on the DC Office of Planning website at www.planning.dc.gov under Comprehensive Plan.

Rock Creek West – This area element completely encompasses Ward 3, as well as the neighborhoods in Ward 4 west of Rock Creek Park.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under “Neighborhood and Revitalization Plans”.

Connecticut Avenue Van Ness – UDC Commercial Corridor Enhancement Study – In July 2010, the Metropolitan Washington Council of Government awarded the Office of Planning one of eight Transportation/Land use Connections (TLC) Program technical assistance grants for funding an exploratory study for the Connecticut Avenue/Van Ness area. The Office of Planning proposed to use the grant to study Low Impact Development and other short-term solutions to enhance the pedestrian experience along the commercial corridor near the University of the District of Columbia. The study resulted in new design options for private and public spaces along the Avenue. These options will need to be further analyzed by the District Department of Transportation before implementation in the public right-of-way and might be modified during the engineering phase. In addition, new design options for private plazas will be shared with private landlords as portions of the Avenue are redeveloped in the future to help generate a more consistent design experience.

Neighborhood Sustainability Indicators Pilot Project - In September 2009, OP launched a unique and innovative initiative called the Neighborhood Sustainability Indicators Project (NSIP) with a Pilot. A targeted subsection of Ward 3 was selected according to building typology, natural resources and planning configuration. Through this Pilot Project the District learned more about the process of defining sustainability at the local level, tracking it and enlisting private homeowners and the private sector to achieve environmental goals. The NSIP Pilot provided a framework for the public and private sector to move the study area and Ward 3 towards a more sustainable future.

Glover Park Commercial District Study – Completed in 2006, the purpose of this study was to investigate existing retail, public realm, parking and pedestrian circulation issues and to recommend appropriate and implementable improvements to respond to the issues identified and to enhance the Glover Park Commercial District as a neighborhood serving retail area. The Office of Planning is working with District agencies including the District Department of Transportation to implement recommendations from this plan.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 3 Neighborhood Planner Andrea Limauro. Andrea may also be reached by e-mail at andrea.limauro@dc.gov.

Housing & Commercial Development

Development in Ward 3 has been low to moderate compared to other Wards. Of late there has been development interest for both residential and commercial development. Several proposals have been approved to redevelop underutilized parcels in the ward most with mixed use development. While Ward 3 has fewer new residential units planned or proposed than any other ward there are some notable PUDs that have been approved by the Zoning Commission.

Educational – At the end of 2010 the University of the District of Columbia (UDC), George Washington and American Universities were eligible for renewal of their campus plans. The George Washington University submitted a new plan for its Mount Vernon Campus. George Washington University has applied for special exception approval of a new campus plan for the Mount Vernon Campus to allow the construction of an addition to Ames Hall. UDC is proposing a new student center and student housing. The student center would be located at the southeast corner of the Campus fronting Connecticut Ave creating a new green and modern presence on the Avenue as entry gate to the campus. Student housing, planned for the southwest corner of the Campus would provide the school’s first on-campus residential offering. The American University (AU) is actively working with the Office of Planning and the Zoning Commission for campus plan approval. The proposed plan includes six new buildings on the East Campus, an addition to Nebraska Hall and an addition to the Mary Graydon Center. AU is also proposing to move the Law School from its current location at 4801 Massachusetts Avenue, N.W., to the Tenley Campus, on Wisconsin Avenue with Metro and bus line access. Additionally, American University’s School of International Service Building has been constructed on a former surface parking lot located at the intersection of Nebraska and New Mexico Avenues, NW. The 71,000 square feet building includes a three-level parking garage.

Other - Nebraska Avenue Complex (NAC): The General Services Administration (GSA) is undertaking a master planning process for the U.S. Department of Homeland Security (DHS) campus on Nebraska Avenue known as the Nebraska Avenue Complex (NAC). The DHS National Capital Region Master Housing Plan calls for the consolidation of 40 DHS locations into 8 main locations, including the NAC, by 2014. GSA has developed four alternative plans for use of the NAC site: (1) a “No Action” alternative that would continue to operate in existing facilities with 2,390 seats; (2) “Alternative A” which would add 567, 270 gross square footage (gsf) for 5 new buildings to house 3,700 seats; (3) “Alternative B” which would add 715,000 gsf for 6 new buildings to house 4,200 seats; and (4) “Alternative C” which would add 803,640 gsf for 4 new buildings to house 4,500 seats.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 3 include:

DC Department of Parks & Recreation (DPR)

- *Stoddert Elementary School and Recreation Center* – The DC Department of Parks and Recreation (DPR), in partnership with DC Public Schools (DCPS), and the Office of Public Education Facilities Modernization (OPEFM), have conducted a full modernization and expansion to the existing Stoddert Elementary School and Recreation Center at 4001 Calvert Street, NW. The existing building, built in 1932, was renovated; an addition provides more space for both educational and community uses. The modernized school opened in 2011 as a geo-thermal, renewable energy modernized school, complete with a state-of-the art gym and cafeteria.

DC Public Schools (DCPS)

- *Janney Elementary School* – Janney Elementary School, built in 1925, is one of several DC Public Schools facilities on which OPEFM has recently completed significant renovations. The existing square footage was expanded from 43,000 square feet to 84,200 square feet. The completed facility includes modern classrooms, a science center and computer labs, multi-purpose room/auditorium, new cafeteria and music room. The completed new school has a program capacity of 550 students.
- *Deal Middle School* – Built in 1941 Deal is also scheduled for full modernization. The capacity of the building will expand from 143,000 square feet to 181,000 square feet. The program capacity will be 980 students in grades 6 through 8.
- *Wilson High School* – The entire campus underwent a complete \$105 million modernization just in time for its 75th anniversary. Built in 1930 this enhanced facility includes a state-of-the-art auditorium, spacious atrium with piping that captures rainwater and recycles it, and Promethean boards that ensure interactive classrooms.

DC Public Library (DCPL)

- *Tenley-Friendship Branch Library* – The new two-story library rebuilt and completed in 2011 features separate spaces for adults, teens and children, a children’s program room, space for 80,000 books, CDs, DVDs and other library materials, seating for 200 customers, 32 Mac computers and free Wi-Fi Internet access, a large programming room for 100 people, two conference rooms for 14 people, four quiet study rooms for one to two people, and parking for 7 vehicles.

WARD 4

Introduction

Ward 4 is a largely residential area located in the northernmost portion of the city, straddling the northwest and northeast quadrants. Georgia Avenue bisects the ward, and serves as its major commercial spine, extending from the Petworth neighborhood into downtown Silver Spring, Maryland to the north. Smaller, local commercial areas include 4th Street, NW in Takoma, Kennedy Street, NW in Brightwood and portions of 14th Street throughout the Ward. Petworth is the southernmost neighborhood in Ward 4, notable for its rich architectural variety of townhouses, broad boulevards and circles. Brightwood, one of the largest neighborhoods in the city, sits in the middle of the ward, and is made up of a variety of townhouses, small apartment buildings, comfortable single-family homes and the amazing Walter Reed Campus. Grand and gracious buildings line 16th Street, NW, including churches, schools, ambassadorial residences and private homes. Fort Totten and Lamond-Riggs are both solid, middle-class neighborhoods of apartments, townhouses, and single-family detached homes. The neighborhoods along 16th Street, such as Crestwood, 16th Street Heights, Colonial Village and Shepherd Park, contain large single-family detached homes and townhouses, nestled against Rock Creek Park and its tributary parks. The Takoma neighborhood abuts the City of Takoma Park, Maryland – together they made up a late 19th-century streetcar suburb, and now share a commercial center that straddles the DC/Maryland border and an architectural heritage emphasizing Victorian and bungalow style single-family homes. Ward 4 also includes the neighborhoods of Barnaby Woods and Hawthorne and portions of the Chevy Chase neighborhood west of Rock Creek Park. This area is dominated by single-family detached homes.



Walter Reed Old Hospital - Building #1

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 4 was one of seven Wards that saw a slight population increase between 2000 and 2010. According to Census 2010, there were 75,773 people residing in Ward 4, a 0.8 percent increase from 75,179 in 2000. Its rate of growth rate ranked sixth when compared to all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 489 or 3.1 percent between 2000 and 2010. The number of senior residents 60 years of age and older decreased by 1,169 or 6.8 percent between 2000 and 2010.

Race and Ethnicity: Ward 4 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 59 percent of the Ward's population, a decrease from 71 percent in 2000. White non-Hispanic residents totaled 20 percent in 2010 an increase from 15 percent in 2000. Hispanic residents made up 19 percent of the population in 2010, a shift down from 12 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 1.4 percent in 2000 to 2.0 percent in 2010.

Households and Families: In 2005-2009 there were 29,000 households in Ward 4. The average household size was 2.6 people. Families made up 58 percent of the households in Ward 4. This figure includes both married-couple families (33 percent) and other families (25 percent). Nonfamily households made up 42 percent of all households in Ward 4. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 84 percent of people 25 years and over had at least graduated from high school, and 41 percent had a bachelor's degree or higher. Sixteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 4 were educational services, health care, and social assistance, 22 percent, and professional, scientific, management, administrative and waste management services, 20 percent.

Travel to Work: Forty-nine percent of Ward 4 workers drove to work alone in 2005-2009, 9 percent carpooled, 32 percent took public transportation, and 5 percent used other means. The remaining 4 percent worked at home. Among those who commuted to work, it took them on average 32 minutes to get to work.

Income: The median income of households in Ward 4 was \$60,642. Eighty-one percent of the households received earnings and 24 percent received retirement income other than Social Security. Twenty-seven percent of the households received Social Security. The average income from Social Security was \$12,242. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 10 percent of people were in poverty. Twelve percent of related children under 18 were below the poverty level, compared with 10 percent of people 65 years old and over. Seven percent of all families and 14 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units remained fairly stable - from 29,195 in 2000 to 29,326 in 2010. Even though the homeownership rate was 63 percent at the end of 2009, Ward 4 began to experience a shift in home sales from 734 in 2000 to 386 in 2009. Home sales were slightly up by the end of 2010 with a total of 472 homes sold (Neighborhood Info DC). Median home prices in the Ward fluctuated over the last decade. In 2005 the median price had risen to \$469,000 and continued to vary in subsequent years. By 2009 home prices settled in at \$467,000 decreasing to \$460,000 in 2010. The number of single-family homes and condominiums in foreclosure is a significant problem in the Ward. As of December 2010, 450 foreclosures had been recorded with 271 of these occurring in Brightwood Park and Crestwood.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 4 should look at the following two Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under "Comprehensive Plan".

Rock Creek East– This area element covers all of Ward 4 east of Rock Creek Park, plus the U.S. Soldiers' and Airmen's Home.

Rock Creek West – This area element completely encompasses the neighborhoods in Ward 4 west of Rock Creek Park, along with all of Ward 3.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under "Neighborhood and Revitalization Plans".

Riggs Road and South Dakota Avenue Area Development Plan – This plan was completed in 2008 approved by the DC Council in 2009. This plan covers the parcels immediately surrounding the intersection of Riggs Road and South Dakota Avenue, NE, and lays out a strategic development plan and revitalization strategy. The plan includes specific land use, zoning and urban design guidelines to achieve the following guiding principles: establish a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community character and enlivens the street; attract neighborhood serving retail and housing choices; connect, activate and create new open spaces; and promote safe access and circulation throughout the neighborhood.

Georgia Avenue-Petworth Metro Station Area and Corridor Plan – This plan was completed in and approved by the DC Council in 2004. This Plan has been prepared to help reestablish and promote Georgia Avenue as an attractive corridor offering a unique location to live, work, shop and enjoy civic spaces and cultural settings. It promotes city-wide objectives such as transit-oriented development, investing public dollars in strategic locations, eliminating blight, enhancing Neighborhood Business Districts and generating quality, affordable housing. It further promotes objectives specific to the neighborhood such as attracting quality, neighborhood-serving retail, strengthening existing businesses, providing opportunities for increased homeownership and job training, improving neighborhood parking, traffic, and transit conditions and services and maintaining and enhancing neighborhood character.

Kennedy Street Corridor Revitalization Plan – This plan was completed in and approved by the DC Council in 2008. It covers Kennedy Street, NW between North Capitol Street and Georgia Avenue. It resulted in a community-based vision for Kennedy Street that identifies five major themes: ensuring a clean and safe neighborhood; creating special places that are welcoming and pedestrian-friendly; supporting existing residents and businesses while encouraging new economic development and housing; encouraging mobility and connectivity; and, identifying opportunities for collaboration and partnering in support of the plan’s implementation.

Takoma Central District Plan – This plan was completed in and approved by the DC Council in 2002. This document is the product of a community-driven planning process for the Takoma neighborhood and commercial district. The plan defines near-term and mid-term strategies for revitalization and articulates broad development goals, urban design guidelines and priority actions necessary to encourage and facilitate reinvestment in the planning area. The plan presents a unique opportunity for Takoma residents, businesses and institutions to join with the District government and development professionals to renew their community. The plan also provides a practical blueprint for a community-oriented, mixed use district - a place for commerce, living and fun.

Upper Georgia Avenue Area Land Development Plan – This plan was completed in 2007 and approved by the DC Council in 2008. This plan covers Upper Georgia Avenue, NW from Decatur Street to Eastern Avenue at the border with Maryland. It was developed as a strategic framework to guide growth and development along Georgia Avenue, making the corridor an attractive destination for residents, business owners and visitors. This plan is part of the Great Streets Initiative which combines public realm investment, strategic land use plans and economic development assistance to improve the physical, economic and safety condition of the District's major corridors. The plan will build upon current efforts of government, community and the private sector along Georgia Avenue to increase local neighborhood livability and create a new environment that stimulates private investment and neighborhood pride.

Ongoing Plans:

14th Street Vision and Revitalization Strategy - During the Fall of 2010, the Office of Planning kicked-off a Vision and Revitalization initiative for the 14th Street Corridor. The two-phased project is currently targeting three commercial nodes at Spring to Shepard Streets, Webster to Decatur Streets, and Jefferson to Longfellow Streets. The plan will determine revitalization opportunities and infill development for the entire corridor over the next 10+ years. The plan will be submitted to Council in the Winter of 2011.

Greater Walter Reed Army Medical Center Small Area Planning Process (WRAMC-SAP) – This planning process responds directly to the recommendations currently being developed by the Local Redevelopment Authority through a Base Reuse Plan. The Plan is slated to begin in the Fall of 2011.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 4 Neighborhood Planner Malaika Abernathy. Malaika may also be reached by e-mail at malaika.abernathy@dc.gov.

Housing & Commercial Development

Development in Ward 4 has been low compared to other wards. As of January 2010, Ward 4 had the least amount of recently completed, under construction, planned or proposed square feet of development in the city. In fact, it had only one-third of the square footage under construction of Ward 3, the ward with the second-least development. However, unlike Ward 3 which has very little new construction planned or proposed, over two-thirds of Ward 4’s development is planned or proposed (as opposed to recently built or under construction). However, proposed development is still subject to change and approval. Most new development under construction or planned is expected to be concentrated along the Georgia Avenue corridor in Fort Totten or near the Takoma Metro Station. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at www.wdcep.org.

Petworth – As of Spring 2009, two major development projects were constructed in Ward 4, both of which are in the Petworth neighborhood. Park Place is a mixed-use development just north of the intersection of Georgia and New Hampshire Avenues, at the Petworth Metrorail Station. It includes 161 condominiums, 17,000 square feet of retail space and underground parking. The Residences at Georgia Avenue, located at the intersection of Georgia Avenue and Taylor Street, NW, offer 72 new affordable rental units, with over 11,500 square feet of retail in a seven-story building. YES Organic Market currently leases the retail space on the ground floor.

As of 2011, two other projects have been completed including *Georgia Commons*, located two blocks north of the Petworth Metro Station. It contains 130 apartments (including 62 affordable units) and 24,000 square feet of retail space anchored by Mary's Center for Maternal and Child Care. Additionally, Donatelli Development plans to complete construction of residential development with 49 residential units totaling approximately 40,000 square feet, in Fall/Winter 2011.

Takoma – Construction of a former brownfield site at 235 Carroll Avenue NW, named the *Ecco Park*, with the development of 85 condominium units with 5,000 – 6,000 square feet of ground floor retail and approximately 70 parking spaces. Construction is slated for late 2011.

Other Neighborhoods - Blue Skye Development and the Educational Organization for United Latin Americans have completed the development of 26 condos at 6425 14th Street, NW, in Brightwood, more than half of them subsidized. These developers will also build a 36-unit project nearby at 1330 Missouri Ave, NW for senior citizens. Construction began for Summer 2010. *Fort View Apartments*: Located at 6000 and 6030 13th Place NW, this project will provide 62 new units of affordable housing in Ward 4. The groundbreaking was held in July 2011.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 4 include:

District Department of Transportation (DDOT)

- *Capital Bike Share* – In DDOT's first major expansion of the system, Ward 4 will expect 2 new locations at 14th and Upshur Street NW and Upshur and Georgia Avenue.
- *Riggs Road/South Dakota Avenue Intersection Improvement* – DDOT will invest approximately \$10 million to reconstruct the current intersection to provide safer pedestrian crossing and east/west access for vehicles. The roadway reconstruction will include milling and resurfacing of roadway and will install new pavement markings and traffic signs. Construction should be completed in late winter 2011.
- *DDOT and the Federal Highway Administration (FHWA)* – These agencies are proposing rehabilitation of the 1.7-mile segment of Oregon Avenue, NW, between Military Road and Western Avenue. Prior to moving the project through final design and construction, an Environmental Assessment (EA) of the proposed action and its potential impacts is being prepared. Final EA is expected in Winter 2011.

DC Public Library (DCPL)

- *Petworth Neighborhood Library* – \$12 million in renovations began in June 2009 and includes a revamped floor plan, window and door restoration, roof repairs, improved ADA access, a new cupola and balustrade, new mechanical and HVAC systems, full restoration of original interior finishes and furniture, new elevator, electrical and fire alarm upgrades, a new outdoor activity area and a 100-person meeting room. (*Completion expected Winter 2011*).

Department of Parks & Recreation (DPR)

- *Upshur Dog Park* – The DC Department of Parks and Recreation (DPR) Upshur Park dog park project, located at 4300 Arkansas Avenue, NW

(Square 2818, Lot 0800 and Square 2820, Lot 801), is a partnership between DPR and the Friends of 16th Street Heights Parks. The site of the dog park is at the corner of Arkansas and Allison Streets, NW.

The District has a number of private, non-profit partners supporting neighborhood development in the city. These include business improvement districts (BIDs) and Main Street organizations. There are currently no active Main Streets in Ward 4.

WARD 5

Introduction

Ward 5 is extremely diverse in character and history, ranging from quiet residential areas and local shopping nodes, to new moderate density mixed-use development and industrial uses. The Brookland neighborhood sits in the middle of the ward in the northeast quadrant. Developed as a commuter rail village in the late 19th century, it is full of charming Victorian homes and a number of Catholic institutions such as Trinity University, Catholic University of America and the Franciscan Monastery of the Holy Land in America. Further north are the early 20th century bungalow neighborhoods of Queens Chapel, Michigan Park, North Michigan Park and University Heights. Woodridge lies to the east with stylish bungalows. Edgewood and Stonghold to the west are homes to District icons such as the McMillan Sand Filtration Site and the Armed Forces Retirement Home. To the west, neighborhoods such as Bloomingdale, Eckington and Truxton Circle, situated along North Capitol Street, are more typical of the rowhouse neighborhoods of central Washington, DC. Brentwood and Landon are in the central portion of the Ward. The Rhode Island corridor dissects the Ward placing Ivy City, Trinidad, Carver Terrace and Langston Dwellings to the south. These neighborhoods are dominated by 20th century porch-front townhouses as well as garden style apartments. In the Arboretum neighborhood, where the National Arboretum is located, are quaint single-family homes. Just to the east are the neighborhoods of South Central, Gateway and Langdon. Further to the east is Fort Lincoln, a modern “new town” development with a mix of townhouses and apartments. Development here began in the 1960s and continues today with a contemporary mix of uses. Ward 5 has a great deal of both industrial land and open space. Florida Avenue Market is the city’s wholesale center, with other industrial spaces in Eckington and Fort Totten and along the CSX railroad tracks, New York Avenue and Bladensburg Road. The northern portion of the NoMA neighborhood sits within Ward 5, and a number of mixed-use, high-rise developments are finished or in the works, bringing a bit of the hustle and bustle of downtown to the Ward.



Hecht Company Warehouse on New York Avenue, NE

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 5 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 74,308 people residing in Ward 5, a 4.0 percent increase from 71,440 in 2000. Its rate of growth ranked fourth when compared to all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 2,596 or 16.9 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 509 or 3.4 percent between 2000 and 2010.

Race and Ethnicity: Ward 5 shows a consistent trend in demographics. Census 2010 defines the population as follows. Black non-Hispanic residents comprise 77 percent of the Ward's population, a decrease from 81 percent in 2000. White non-Hispanic residents totaled 15 percent in 2010, an increase from 7.4 percent in 2000. Hispanic residents made up 6.3 percent of the population in 2010, a marked increase from 3.0 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 0.8 percent in 2000 to 1.7 percent in 2010.

Household and Families: In 2005-2009 there were 29,000 households in Ward 5. The average household size was 2.4 people. Families made up 47 percent of the households in Ward 5. This figure includes both married-couple families (19 percent) and other families (28 percent). Non-family households made up 53 percent of all households in Ward 5. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 81 percent of people 25 years and over had at least graduated from high school and 29 percent had a bachelor's degree or higher. Nineteen percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 5 were educational services, health care, and social assistance at 25 percent, and professional, scientific, management, administrative and waste management services at 16 percent.

Travel to Work: Forty-four percent of Ward 5 workers drove to work alone in 2005-2009, 9 percent carpooled, 37 percent took public transportation, and 8 percent used other means. The remaining 2 percent worked at home. Among those who commuted to work, it took them on average 30.3 minutes to get to work.

Income: The median income of households in Ward 5 was \$45,627. Seventy-six percent of the households received earnings and 23 percent received retirement income other than Social Security. Twenty-five percent of the households received Social Security. The average income from Social Security was \$11,073. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 19 percent of people were in poverty. Twenty-nine percent of related children under 18 were below the poverty level, compared with 18 percent of people 65 years old and over. Fifteen percent of all families and 23 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units remained stable between 2000 and 2010. In 2000 there were 28,110 occupied units; by 2010 the number of occupied units had increased to 30,605. The homeownership rate remained stable at 49 percent at the end of 2009; Ward 5 began to experience a decrease in home sales from 618 in 2000 to 275 in 2009 (Neighborhood Info DC). Home sales were slightly up by the end of 2010 with a total of 353 homes sold. Median home prices in the Ward fluctuated over the last decade. In 2005 the median price had risen to \$391,000 and continued to vary in subsequent years reaching a high at \$362,000 in 2009. By 2010 prices decreased to \$312,000. In Ward 5, as of December 2010, 463 foreclosures had been recorded, the highest in the District. Of these 122 foreclosures were concentrated in the neighborhoods of Edgewood and Bloomingdale.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 5 should look at the following three Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under "Comprehensive Plan".

Mid-City— This area element covers the southwestern corner of Ward 5, including neighborhoods such as Eckington and Bloomingdale.

Rock Creek East— This area element covers the U.S. Soldiers' and Airmen's Home, which is a part of Ward 5.

Upper Northeast — This area element covers most of Ward 5, and includes all of the ward's northeast quadrant neighborhoods except Eckington.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework— This plan was completed in and approved by the DC Council 2008. Only a small portion of Ward 5 is included in this plan. However, it is a very important document for Ward 5 in that it strives to continue the redevelopment energy and use patterns of H Street to the western end of Benning Road.

Brookland/CUA Metro Station Small Area Plan — This plan was completed in and approved by the DC Council in 2009. The Brookland neighborhood has experienced increased development pressure in recent years, and this plan is designed to shape new development in the best possible way for the neighborhood. It includes recommendations for Land Use & Neighborhood Character, Economic Development & Neighborhood Amenities, Transportation, Walkability & Connectivity and Open Space & Environment. The plan also has specific recommendations for five sub-areas in the neighborhood, including the areas immediately around, north and south of the Brookland Metro Station, and along 12th and Monroe Streets, NE.

Florida Avenue Market Small Area Plan – This plan was completed in and approved by the DC Council in 2009. This plan seeks to reinvigorate the wholesale operations at the Florida Avenue Market and preserve its character and core of historic buildings, while introducing complimentary uses such as food-related and other retail, office, residential, community services and green space.

NoMA Vision Plan and Development Strategy – This plan was completed in 2006, and approved by the DC Council in 2009. This plan lays out aspirations for the development of the area running north of Union Station to the intersection of Florida and New York Avenues. It relies on incentives and a shared vision of community members, the government and developers in creating a new, mixed-use neighborhood that is architecturally stimulating, reflective of the area’s industrial past, friendly to the arts, sustainable and beautiful. Public realm guidelines are already creating new, green boulevards as development occurs, and a study is underway to ensure that individual developments and new infrastructure are designed to be sustainable and environmentally sound.

The Northeast Gateway Revitalization Strategy and Implementation Plan – This plan was completed in 2008. This plan was developed over a number of years, beginning in 2003, for the southern end of Ward 5 including Ivy City, Trinidad and surrounding areas. The local community identified key issues they wanted addressed, which helped set the goals of the plan: improving the image of the area, protecting affordable housing and increasing neighborhood amenities. Four redevelopment opportunity areas are discussed in the study: the DC Wholesale Market (or Florida Avenue Market), Ivy City, the Destination Retail Triangle, and the Bladensburg Road Hechinger Mall Node.

Riggs Road and South Dakota Avenue Area Development Plan – This plan was completed in 2008 and approved by the DC Council in 2009. This plan covers the parcels immediately surrounding the intersection of Riggs Road and South Dakota Avenue, NE, and lays out a strategic development plan and revitalization strategy. The plan includes specific land use, zoning and urban design guidelines to achieve the following guiding principles: establish a dynamic neighborhood center at the Riggs Road and South Dakota Avenue intersection that enhances community character and enlivens the street; attract neighborhood serving retail and housing choices; connect, activate and create new open spaces; and promote safe access and circulation throughout the neighborhood.

Rhode Island Avenue Great Streets Initiative Strategic Development Plan – Rhode Island Avenue, NE has the potential to provide new housing and jobs, as well as retail goods and services for the many residents of Woodbridge, Langdon, Brookland, Edgewood and Brentwood who now buy elsewhere. This study provides strategic recommendations on how best to utilize the land along this corridor to capture a portion of the \$1 billion in retail sales revenues (and jobs) lost each year to other jurisdictions. The study identifies where the strategic opportunities are and what is needed to lay the groundwork for new and sustainable investment.

Ongoing Plans: Currently there are no on-going plans in Ward 5.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 5 Neighborhood Planner Deborah Crain. Deborah may also be reached by e-mail at deborah.crain@dc.gov.

Housing & Commercial Development

Development in Ward 5 has been quite active with 103 developments either completed or in the pipeline. Ward 5 is the fifth most active Ward in terms of active development projects. Additionally, Ward 5 has the third highest number of planned unit developments (PUDs) behind Wards 2 and 6. This suggests that interest

in Ward 5 is actively being developed, and the next five years may see considerable growth. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at www.wdcep.org.

Brookland Artspace Lofts – Dance Place has partnered with Artspace Projects, Inc. to build 39 affordable, rental live/work studios for working artists. This development in the Brookland neighborhood was completed in the Spring of 2011.

Catholic University South Campus - Catholic University of America selected Abdo Development to redevelop an 8.9-acre parcel into a mixed-use project adjacent to the Brookland Metrorail station. The approved PUD calls for 720 housing units, an Arts Walk with studio space for artists (15,000 sq. ft.), new neighborhood-serving retail space, and a clock tower that will anchor an active public square. The project would be built on university-owned land, part of which is currently vacant. The plan would be to have Monroe Street emerge as a new retail main street. The first \$60 million phase is scheduled to deliver in late 2013 and will include an “arts walk” with 27 studio spaces on the ground floor and a residential building with retail. The final phase could deliver in 2018.

Emerson Park I and II - Rocky Gorge Homes plans to transform a defunct concrete batch plant south of the Fort Totten Metro Station into Emerson Park, a 75 three-story townhouse community at 6th and Emerson Streets, NE. The larger townhouses will be about 2,800 sq. ft. with two-car garages and the smaller homes will be 1,950 sq. ft. with one-car garages. The first phase features 16 duplex homes (2,800 sq. ft.) with one-car garages.

Fairfield Inn and Holiday Inn Express - A Travelodge hotel at New York Avenue and Bladensburg Road, NE was demolished in 2006. The 150-room Travelodge was replaced by a 126-room, five-story Fairfield Inn & Suites by Marriott and a 125-room, five-story Holiday Inn Express by Intercontinental. Both hotels opened in June 2008.

The Flats at the Atlas District – Formerly known as Arboretum Place, this multifamily luxury apartment community is located across the street from Hechinger Mall and is bounded by 17th Street, Maryland Avenue, K Street and Bladensburg Road. The development has incorporated modern styles that are consistent with the architecture of the surrounding areas. A series of bays create a rhythm found in rows of nearby townhouses while the height and massing toward the street are also consistent with the scale of neighborhood buildings. The facades combine different architectural material and elements. The first \$36 million phase will deliver 257 units and 5,000 sq. ft. of retail space in the Spring 2012.

Rhode Island Station - This mixed-use development is now under construction on an 8.78-acre site at the Rhode Island Avenue Metrorail station. The project includes a residential component featuring 274 units of housing. The development will also include a 215-space Metro Commuter Parking garage. The commercial component of the project will include 70,000 square feet of retail stores to be located along a traditional main street and will include outdoor seating, heavy landscaping and ambient lighting.

Other Neighborhoods - The largest project recently completed in Ward 5 is a residential apartment development at 116 T Street, NE in Eckington. The project is located on a two acre site across the street from McKinley Technology High School. Plans called for the existing structure to be demolished and replaced with a 184-unit apartment building, 134 units of which will be reserved for affordable housing.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 5 include:

District Department of Transportation (DDOT)

- *Brookland Streetscape Improvements* – DDOT has made major streetscape improvements on 12th and Monroe Streets, NE as called for in the Brookland Transportation and Streetscape Study. There are many changes but the major ones are: new sidewalks; sidewalk bulb-outs at intersections to improve the street crossing experience for pedestrians; streetlights on every utility pole; bike lane striping on Monroe Street; and relocated bus stops to provide a better "transit waiting environment" for riders.
- *9th Street Bridge* – The new bridge will be a four-span, 643-foot long steel plate girder structure. The new bridge will also carry four lanes of traffic and provide two 9-foot wide sidewalks and ramp structures to and from New York Avenue. The aesthetic features include granite faced curbs, new brick medians along New York Avenue, ornamental light poles and fixtures, fencing and railings, landscaping and a running bond finish on bridge wing-walls. The project consists of the demolition of and removal of the existing structure and the design and replacement of the 9th Street Bridge over New York Avenue, Amtrak and CSX rail facilities.

DC Public Schools (DCPS)

- *Dunbar Senior High School* – A new Dunbar Senior High School will be built adjacent to the existing building (to be demolished after new school opens). The original historic Paul Laurence Dunbar High School was built on the site in 1917 as the first municipally funded public high school for African-American students.
- *Wheatley Education Campus* – This fully modernized facility was completed in 2009. Now a brand new state-of-the-art education campus, Wheatley serves grades Pre K through 8. The school includes a new gym, computer labs and wireless computer connections in every classroom.

The District has a number of private and non-profit partners supporting neighborhood development in the city. These include business improvement districts (BIDs) and Main Street organizations.

WARD 6

Introduction

Ward 6 is located in the heart of Washington, DC, and is the only Ward to include portions of each of the four quadrants of the city. As a consequence, it has a highly diverse population and housing stock, and a myriad of neighborhood characteristics. To the west, Ward 6 covers parts of Downtown and the Penn Quarter, Gallery Place and Chinatown neighborhoods, and is home to office buildings, major retail and restaurants, hotels, museums and theaters, Federal buildings, and, particularly over the past ten years, a growing number of residential buildings. To the south are the Modern high-rises and townhouses of the Southwest Waterfront, and the major new development of the Capitol Riverfront neighborhood, anchored by the new Nationals Stadium and soon to include a variety of housing, retail and office buildings as well as two new parks. The center of the Ward is the historic Capitol Hill neighborhood, with its townhouses and local commercial corridors. While this area includes major national symbols such as the United States



Looking West on H Street, NE

Capitol Building and the Library of Congress, it is also a tight-knit community with local resources such as Eastern Market and the Old Naval Hospital.

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 6 was one of seven Wards that saw a population increase between 2000 and 2010. According to Census 2010, there were 76,598 people residing in Ward 6, a 12.6 percent increase from 68,035 in 2000. Its rate of growth was the second highest of all the Wards in the District. Even with this overall increase in population, the number of children (under 18 years of age) in the Ward decreased by 1,776 or 15.2 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased by 516 or 4.9 percent between 2000 and 2010.

Race and Ethnicity: Ward 6 residents are racially and ethnically diverse. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 42 percent of the Ward's population, a decrease from 63 percent in 2000. White non-Hispanic residents totaled 47 percent in 2010, an increase from 30 percent in 2000. Hispanic residents made up 4.8 percent of the population in 2010, a shift down from 3.2 percent in the previous census. Asian/Pacific Islander residents showed an increase in population from 2.5 percent in 2000 to 5.0 percent in 2010.

Household and Families: In 2005-2009 there were 34,000 households in Ward 6. The average household size was 2 people. Families made up 39 percent of the households in Ward 6. This figure includes both married-couple families (22 percent) and other families (17 percent). Nonfamily households made up 61 percent of all households in Ward 6. Most of the nonfamily households were people living alone, but some were composed of people living in households in which one was related to the householder.

Education: In 2005-2009, 88 percent of people 25 years and over had at least graduated from high school, and 57 percent had a bachelor's degree or higher. Twelve percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 6 were professional, scientific, management, administrative and waste management services, 24 percent, and public administration, 21 percent.

Travel to Work: Thirty-three percent of Ward 6 workers drove to work alone in 2005-2009, 5 percent carpooled, 39 percent took public transportation, and 18 percent used other means. The remaining 5 percent worked at home. Among those who commuted to work, it took them on average 26.7 minutes to get to work.

Income: The median income of households in Ward 6 was \$73,190. Eighty-four percent of the households received earnings and 13 percent received retirement income other than Social Security. Sixteen percent of the households received Social Security. The average income from Social Security was \$11,090. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 18 percent of people were in poverty. Thirty percent of related children under 18 were below the poverty level, compared with 18 percent of people 65 years old and over. Sixteen percent of all families and 35 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units increased slightly from 32,028 in 2000 to 36,795 units in 2010. Even though the homeownership rate was 47 percent at the end of 2009, Ward 6 began to experience a decline in home sales from 738 in 2000 to 444 in 2009 (Neighborhood Info DC). Home sales were slightly up by the end of 2010 with a total of 490 homes sold. Median home prices in the Ward fluctuated over the last decade. In 2005 the median price had risen to \$549,000 and continued to increase in subsequent years. By 2009 home prices settled in at \$534,000 similar to \$535,000 in 2010. The number of single-family homes and condominiums in foreclosure is notable. In Ward 6, as of December 2010, 216 foreclosures had been recorded with 128 of these occurring in NoMa/Union Station and Stanton Park.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Ward 6 is covered by more Area Elements than any ward. Anyone interested in seeking Comprehensive Plan information for Ward 6 should look at the following four Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under "Comprehensive Plan".

Capitol Hill – located in the greater Capitol Hill area and completely inside Ward 6.

Central Washington – Ward 6 covers the northeastern portion of this Area Element, including neighborhoods such as Downtown, Penn Quarter, Chinatown, Mt. Vernon Triangle and NoMa.

Lower Anacostia Waterfront/Near Southwest – located on both sides of the Washington Canal and the lower Anacostia River, the Ward 6 portions include the Southwest Waterfront, Buzzard Point and the Capitol Riverfront.

Near Northwest – covering the neighborhoods immediately north and west of Downtown, only the very small "chimney stack" of Ward 6, located north of New York Avenue along New Jersey Avenue, is situated within this Area Element.

Small Area Plans: A number of Small Area Plans are completed and active for Ward 6 neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework – This plan was completed in and approved by the DC Council in 2008. Only a small portion of Ward 6 is included in this plan. However, it is a very important document for Ward 6 in that it strives to continue the redevelopment energy and use patterns of H Street to the western end of Benning Road.

Boathouse Row Planning Study – This study is a long-term agenda for stewardship of the strip of Anacostia Riverfront stretching from the 11th Street Bridges to just past the Sousa Bridge at Pennsylvania Avenue, SE, now that the land has transferred from the National Park Service to the District government.

Florida Avenue Market Small Area Plan – This plan seeks to reinvigorate the wholesale operations at the Florida Avenue Market and preserve its character and core of historic buildings, while introducing complimentary uses such as food-related and other retail, office, residential, community services and green space.

H Street Corridor Revitalization – This plan was completed in 2003 and approved by the DC Council in 2004. This plan is a tool for the H Street community, developers and other District agencies as the H Street Corridor undergoes significant changes. The roadway and public realm improvements currently underway by the District Department of Transportation, including tracks for a new streetcar system, are a direct result of this planning effort, as are a number of economic tools and incentives put in place by the Office of the Deputy Mayor for Planning and Economic Development. The plan is also actively used to determine the best locations for new development and specific uses, and includes incentives for historic preservation.

Maryland Avenue Small Area Plan – Through participation in the National Capital Planning Commission's (NCPC's) Southwest Ecodistrict Initiative, the OP is completing a planning effort to work with government agency representatives, land owners, office workers, nearby neighbors, and transit and railway operators. The goal of this plan is to develop a land use, zoning, urban design and infrastructure strategy in the Southwest Federal Rectangle bounded by the National Mall and Southwest Waterfront. The purpose of the plan is to establish a framework for future infill development and revitalization. The plan will also identify the viability of Maryland Avenue, SW to be established as a lively mixed-use boulevard with strong connectivity through Washington's core.

Mt. Vernon Triangle Action Agenda – The action agenda was completed in 2003. The Mt. Vernon Triangle Area is experiencing rapid growth and the development of housing, office, retail and entertainment. This action agenda serves the purpose of ensuring that these disparate developments come together as a whole to create a cohesive neighborhood. Already, new public realm design guidelines and roadway improvements are creating a solid identity for this area, and will continue to do so as new development occurs.

Mount Vernon Square District Project – This project will generate implementation driven solutions for specific transportation, public realm and real estate challenges and opportunities in the blocks, streets, and reservations surrounding Mount Vernon Square.

NoMA Vision Plan and Development Strategy – This plan was completed in 2006 and approved by the DC Council in 2009. It lays out aspirations for the development of the area running north of Union Station to the intersection of Florida and New York Avenues. The plan relies on incentives and a shared vision of community members, the government and developers in creating a new, mixed-use use neighborhood that is architecturally stimulating, reflective of the area's industrial past, friendly to the arts, sustainable and beautiful. Public realm guidelines are already creating new, green boulevards as development occurs, and a study is underway to ensure that individual developments and new infrastructure are designed to be sustainable and environmentally sound.

Northwest One Redevelopment Plan – This plan was completed in 2005 and approved by the DC Council in 2006. This plan is the first of the New Communities plans, designed to provide new mixed-income housing in conjunction with supportive services and economic development for existing residents. As economic conditions have changed significantly since this plan was completed, the Deputy Mayor’s Office and its partners are exploring feasible ways to make the plan’s core goals a reality. Already, the city has purchased key parcels in the plan area, and is working on designs for “build first” housing to keep current residents in the neighborhood while the community is redeveloped.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. This plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 6, this involves targeted development near the Potomac Avenue Metro station and Barney Circle and an acknowledgment of the historic townhouse nature of the surrounding Capitol Hill neighborhood.

Ongoing Plans: There are no planning efforts underway at this time.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 6 Neighborhood Planner Melissa Bird. She may also be reached by e-mail at melissa.bird@dc.gov.

Housing & Commercial Development

Development of all kinds, commercial and residential, has boomed in Ward 6 in recent years. While the center of the Ward consists of the relatively stable Capitol Hill neighborhood (much of which is a designated Historic District and therefore protected from significant redevelopment), the edges represent some of the highest growth areas of the city. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at www.wdcep.org.

Southwest Waterfront – Finally, the Southwest Waterfront, located along the Washington Channel, is slated for major redevelopment. A development team, the Deputy Mayor’s Office and the Office of Planning, with input from the surrounding community, are finalizing a development plan that will create a new mixed-use neighborhood along the waterfront over the next 15-20 years. More immediate is the Waterfront Station development in the heart of the existing neighborhood at 4th & M Streets, SW, the first phase of which was completed in 2010. When complete, the project will include over 2.1 million square feet of residential, office and retail space, finally providing the social and retail center promised by urban renewal many decades ago.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 6 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- *Hine Jr. High School Redevelopment* – The future build out by a private developer will include approximately 150 new residential units with a mix of office and retail. The development site is located across from the Eastern Market Metro station.

Department of Parks & Recreation (DPR)

- *Washington Canal Park* – Construction has begun on DC’s first new public park in 25 years and will likely be completed in late 2011 or early 2012.

- *R.H. Terrell Recreation Center* – This facility is part of the Walker-Jones Education Campus. It is the city’s first building to contain a fully functioning school, library, and recreation center. By sharing services and resources, the city is able to offer residents larger and more robust programming from one site.

DC Public Schools (DCPS)

- *Eastern High School* – This campus was built in 1923 and has recently undergone modernization. This 288,000-square foot facility is now a state-of-the-art high school with an expansive atrium, new classrooms, modern technology, and new ball fields. The program capacity for this school is 1,100.

The District has a number of private, non-profit partners supporting neighborhood development in Ward 6. These include business improvement districts (BIDs), community improvement districts (CIDs) and Main Street organizations.

WARD 7

Introduction

Ward 7 is typified by leafy streets, single-family homes, and above all, parks. It is home to a number of Civil War fort sites that have since been turned into parkland, including Fort Mahan Park, Fort Davis Park, Fort Chaplin Park and Fort Dupont Park, the largest city-owned park in the District. Ward 7 is also home to green spaces such as Kenilworth Aquatic Gardens, Watts Branch Park, Anacostia River Park and Kingman Island. The neighborhoods of Ward 7 are proud, distinct and numerous. Deanwood, situated on the north end of the ward, is one of the oldest communities in the northeast quadrant, and has a pleasant small-town character with its many wood-frame and brick houses. To the south of Deanwood are neighborhoods such as Capitol View, Benning Heights and Marshall Heights, characterized by a variety of single-family homes, garden apartments and apartment buildings. Further south, neighborhoods including Hillcrest, Dupont Park, Penn Branch and Randle Highlands have a very suburban character, dominated by single-family homes with large yards and lawns. Ward 7 also has an extensive waterfront along the Anacostia River, and riverfront neighborhoods have their own unique identities. River Terrace, Mayfair and Eastland Gardens lie along the east side of the river, while Kingman Park sits to the west.



The Grays on Pennsylvania Avenue, SE

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau’s American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 7 experienced an increase in population between 2000 and 2010. According to Census 2010, there were 71,068 people residing in Ward 7, up from 70,539 in 2000. The number of children (under 18 years of age) in the Ward decreased by 1,593 or 8.2 percent between 2000 and 2010. The number of senior residents 60 years of age and older increased slightly by 1.0 percent from 13,059 in 2000 to 13,183 in 2010.

Race and Ethnicity: The population of Ward 7 shows a consistent trend in demographics. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 96 percent of the Ward's population, a slight decrease from 97 percent in 2000. White non-Hispanic residents totaled 1.4 percent in 2010, a slight increase from 1.2 percent in 2000. Hispanic residents made up 2.3 percent of the population in 2010, an increase from 0.8 percent in the previous census. Asian/Pacific Islander residents showed a nominal decrease in population from 0.3 percent in 2000 to 0.2 percent in 2010.

Household and Families: In 2005-2009 there were 30,000 households in Ward 7. The average household size was 2.4 people. Families made up 54 percent of the households in Ward 7. This figure includes both married-couple families (16 percent) and other families (38 percent). Non-family households made up 46 percent of all households in Ward 7. Most of the non-family households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 81 percent of people 25 years and over had at least graduated from high school and 17 percent had a bachelor's degree or higher. Twenty percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 7 were educational services, health care, and social assistance, 23 percent, and public administration, 19 percent.

Travel to Work: Forty-six percent of Ward 7 workers drove to work alone in 2005-2009, 10 percent carpooled, 39 percent took public transportation, and 2 percent used other means. The remaining 2 percent worked at home. Among those who commuted to work, it took them on average 35.9 minutes to get to work.

Income: The median income of households in Ward 7 was \$34,965. Seventy-one percent of the households received earnings, and 23 percent received retirement income other than Social Security. Twenty-four percent of the households received Social Security. The average income from Social Security was \$10,161. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 26 percent of people were in poverty. Forty percent of related children under 18 were below the poverty level, compared with 17 percent of people 65 years old and over. Twenty-four percent of all families and 33 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units increased slightly from 29,341 in 2000 to 29,929 in 2010. The homeownership rate was 40 percent at the end of 2009, a decrease from 41 percent in 2000. Ward 7 began to experience a decline in home sales from 430 in 2000 to 214 in 2009 (Neighborhood Info DC). Home sales increased by the end of 2010 with a total of 261 homes sold. Median home prices in the Ward showed an increase over the last decade. In 2005 the median price had risen to \$240,000. By 2009 home prices increased to \$289,000 but declined to \$218,000 in 2010. The number of single-family homes and condominiums in foreclosure is significant. As of December 2010, 461 foreclosures had been recorded with 119 of these occurring in Deanwood and Burrville; this represents the second highest level of foreclosures among the Wards.

Planning

The DC Office of Planning and a great number of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 7 should look at the following two Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under "Comprehensive Plan".

Capitol Hill – This area element includes the Kingman Park neighborhood and other portions of Ward 7 west of the Anacostia River.

Far Northeast and Southeast – This area element covers all of Ward 7 east of the Anacostia River, as well as the Ward 8 portion of the Fairlawn neighborhood.

Small Area Plans: A number of Small Area Plans are completed and active for DC neighborhoods and corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under "Neighborhood and Revitalization Plans".

Benning Road Corridor Redevelopment Framework – This plan was completed in and approved by the DC Council in 2008. The study boundary for this land development plan includes all property fronting Benning Road from Southern Avenue to Bladensburg Road, most of which falls within Ward 7. The plan provides a revitalization strategy for the corridor, and a framework to guide future private development and public investment.

Deanwood Strategic Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan focuses on the northern portion of Ward 7, centered on the Deanwood neighborhood, which includes the Nannie Helen Burroughs Avenue and Minnesota Avenue, NE corridors. The planning process has resulted in a neighborhood and corridor plan that defines new neighborhood centers of retail, housing, education/culture and office uses while highlighting opportunities for assemblage and infill development attractive to private investors.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 7, this involves targeted development near the intersection with Minnesota Avenue, at the Penn Branch Shopping Center and at the Fort Davis Shopping Center.

East of the River Project – This initiative was completed in 2000. This planning effort, as its name suggests, covers a broad array of issues for all of the neighborhoods east of the Anacostia River, including all of Ward 8 and almost all of Ward 7. The primary goal of the initiative is to provide guidelines for future development of the area, with specific emphasis on expanded job opportunities, commercial and retail services, new and rehabilitated housing and improved infrastructure.

Lincoln Heights & Richardson Dwellings New Communities Revitalization Plan – This plan was completed in and approved by the DC Council in 2006. This effort includes a plan and implementation strategies for the revitalization of the DC Housing Authority’s property and surroundings in the Lincoln Heights/Richardson Dwellings neighborhood, located in the northeastern section of Ward 7. The revitalization plan seeks to improve the neighborhood’s housing, public facilities, access to commercial and retail opportunities, urban design, parks and open space and transportation system.

Ongoing Plans: Currently there are no on-going plans in Ward 7.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 7 Neighborhood Planner Gizachew Andargeh. He may also be reached by e-mail at gizachew.andargeh@dc.gov.

Housing & Commercial Development

Development in Ward 7 has been on the low size compared to other wards. It is ranked seventh in the number of development projects at 78 either completed or in the pipeline as of 2011. However, Ward 7 has the fourth-highest amount of planned unit developments (PUDs) tied with Ward 1. This suggests that interest in Ward 7 is on the rise for the development community, and considerable new development projects are imminent. This development is likely to be spread around various neighborhoods in the ward, but concentrated on major corridors such as Benning Road, Minnesota Avenue and Pennsylvania Avenue. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at www.wdcep.org.

Residential Development

- *5201 Hayes Street, NE* – This government-owned property is located within the Lincoln Heights and Richardson Dwellings New Communities area. Located near Nannie Helen Burroughs and Division Avenues, the existing one-story building had previously been a trash transfer facility which sorted recyclable materials. The property has the capacity to accommodate up to 232 units of housing – about 205 apartments or condominiums and 32 townhouses.
- *Eden Place at Eastern Avenue and Dix Street, SE* – This project has recently broken ground and will consist of 63 subsidized residential units. At 400-414 Eastern Avenue, NE the development will have 29 townhomes; in a later phase, the empty 6100 block of Dix Street, NE will have 34 townhomes. The entire development is affordable and will be available to families making up to 120 percent of the AMI.
- *Hayes Street/Nannie Helen Burroughs Avenue* – These two properties, 4427 Hayes Street, NE and 4808-4826 Nannie Helen Burroughs Avenue, NE, consist of a 29,000 square foot abandoned apartment building and seven unimproved lots totaling 17,500 square feet, respectively. The District is looking for offers from development teams to redevelop the two properties into housing opportunities for residents with a range of incomes and provide replacement housing for residents of Lincoln Heights and Richardson Dwellings.
- *Glenncrest* – The largest residential project currently under construction is formerly known as Eastgate Gardens. It is a joint effort of the DC Housing Authority and private developers at Benning Road and F Street, SE. The 211-unit development includes 61 public housing rental units, 150 for-sale townhomes (106 affordable and 44 market-rate units) and a community center.
- *Woodson Heights Condominiums* – Located at 50th and C Streets, SE, this redevelopment involves 11 abandoned garden style apartment buildings, two of which will be renovated to produce 30 new units of housing. Additional apartment buildings will be demolished to construct 76 new, more spacious townhomes and flats. The project will be a catalyst for new development and home ownership in the Marshall Heights/Eastgate neighborhood.

Commercial Development

- *Minnesota Avenue Government Center* – Located at the Minnesota Avenue Metro station, this 225,000 square foot, five story government center houses the Department of Employment Services (DOES) and includes first floor retail. As a part of the transformation of “Downtown Ward 7” the DOES building will help spur economic development in this area East of the River.
- *Skyland Shopping Center* – Redevelopment of the 70,000 square foot shopping center in the Hillcrest Area will become a 315,000 square foot center with a national anchor store along with new neighborhood retail and 468 units of housing. The PUD was approved by the Zoning Commission in July of 2010.

Mixed-Use

- Another new redevelopment opportunity is the proposed Walmart store, part of the larger Capitol Gateway Marketplace, in the Capitol View neighborhood. Located on East Capitol Street, NE between 58th and 60th Streets, the Walmart store proposes its traditional format with a grocery component. Other retail, a restaurant, and wellness center are also planned for the site.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars into projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 7 include:

- *Skyland Town Center* – The DC Council has approved a Tax Increment Financing package to provide gap financing for this project (see details above under Housing & Commercial Development). DMPED is a key partner with the development team in getting this project off the ground.

District Department of Transportation (DDOT)

- *Pennsylvania Avenue Improvements* – DDOT is underway with major improvements along Pennsylvania Avenue including widening the sidewalks, installing tree boxes and a center median. Construction is slated to end by February of 2012.

DC Public Schools (DCPS)

- *Neval Thomas Elementary School* – Located at 650 Anacostia Avenue, NE in the Mayfair neighborhood, the original structure was built in 1946. The planned new school is programmed at 70,290 square feet with a student capacity of 502. The new school will be built behind the existing building, and is scheduled for completion in 2010.
- *H.D. Woodson High School* – The original H.D. Woodson was opened in 1973. The old building, razed in 2008-2009, consisted of an eight-story concrete tower (nicknamed the “Tower of Power”) built on a raised outdoor plaza above a windowless lower level. Construction of the completely new, fully modernized H.D. Woodson was completed in August 2011. The new H.D. Woodson includes a main academic building, gymnasium, auditorium, pool, and athletic field areas. The new 253,000 square foot building has capacity for 1,300 students. Incidentally, this is the only high school located within Ward 7.

Department of Parks & Recreation (DPR)

- *Deanwood Recreation Center* – The Deanwood Community Center and Library is a co-location project between DPR and DC Public Libraries. The 63,000 square foot facility, located at 49th and Quarles Streets, NE., will feature both recreation and library programs and services. Construction began in December 2008 and was completed in summer 2010.
- *Benning Park Recreation Center* – Benning Park Recreation Center has undergone a restoration process that includes replacing the gymnasium floor as well as other upgrades in the gym (painting, new bleachers, etc.), and restoring the facility’s HVAC system.

The District has a number of private, non-profit partners supporting neighborhood development in the city. These include business improvement districts (BIDs) and Main Street organizations. There is currently one active Main Street in Ward 7, Deanwood Main Streets, which can be contacted for more information on specific activities and initiatives.

WARD 8

Introduction

Much of what is now Ward 8 was farmland during the early history of Washington, D.C., and a rural character is still sometimes evident among the houses, apartment buildings and institutions of the ward. The historic Anacostia neighborhood is the oldest in the ward, having been founded as Uniontown, one of Washington's first suburbs, in 1854. It has a variety of wood frame and brick houses and townhouses, as well as grander homes such as Cedar Hill, the Frederick Douglas House. Further south is the neighborhood of Congress Heights, which has the largest commercial area in the ward, which runs along Martin Luther King Jr. and Malcolm X Avenues, as well as a number of garden apartments and single-family bungalows. Washington Highlands is located further south, and is home to many apartment complexes, as well as new single-family homes at Walter Washington Estates. The neighborhood of Bellevue sits at the far southern end of the District, and has many garden apartments, one high-rise apartment building and some 1940s-era detached homes with yards. Ward 8 also has several large federal and local institutions. Bolling Air Force Base, for example, is in many ways a small town of its own, stretching along the Anacostia riverfront. Saint Elizabeth's Hospital is a large campus with sweeping views of the city. The Blue Plains Wastewater Treatment Plant and D.C. Village both take up significant acreage at the southern tip of the city.



Sheridan Station

Demographics

The US Census 2010 data are now available and provide population totals, demographic and housing characteristics for the District of Columbia. This newly released data provide the first look at population characteristics for small areas including wards, census tracts, block groups, and blocks by race, Hispanic origin, voting age and housing units. The social and economic data are now products of the Census Bureau's American Community Survey (ACS). The ACS data presented here are from the 2005-2009 survey.

Population: Ward 8 was the only Ward that experienced a decline in population between 2000 and 2010. According to Census 2010, there were 70,712 people residing in Ward 8, down from 70,927 in 2000. The decline in the overall population is also reflected in the number of children (under 18 years of age) in the Ward which decreased by 4,089 or 16 percent between 2000 and 2010. However, the number of senior residents 60 years of age and older increased by 1,716 or 25.3 percent between 2000 and 2010.

Race and Ethnicity: The population of Ward 8 shows a consistent trend in demographics. Census 2010 defines the population as follows: Black non-Hispanic residents comprise 94 percent of the Ward's population, a slight increase from 93 percent in 2000. White non-Hispanic residents totaled 3.3 percent in 2010, a slight decline from 3.4 percent in 2000. Hispanic residents made up 1.8 percent of the population in 2010, a slight shift from 1.3 percent in the previous census. Asian/Pacific Islander residents showed a nominal decrease in population from 0.7 percent in 2000 to 0.5 percent in 2010.

Household and Families: In 2005-2009 there were 26,000 households in Ward 8. The average household size was 2.7 people. Families made up 63 percent of the households in Ward 8. This figure includes both married-couple families (14 percent) and other families (48 percent). Nonfamily households made up 37

percent of all households in Ward 8. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Education: In 2005-2009, 79 percent of people 25 years and over had at least graduated from high school, and 10 percent had a bachelor's degree or higher. Twenty-one percent were dropouts; they were not enrolled in school and had not graduated from high school.

Industries: In 2005-2009, for the employed population 16 years and older, the leading industries in Ward 8 were educational services, health care and social assistance, 25 percent, and public administration, 17 percent.

Travel to Work: Thirty-nine percent of Ward 8 workers drove to work alone in 2005-2009, 11 percent carpooled, 44 percent took public transportation, and 4 percent used other means. The remaining 2 percent worked at home. Among those who commuted to work, it took them on average 38.3 minutes to get to work.

Income: The median income of households in Ward 8 was \$31,188. Seventy-four percent of the households received earnings, and 13 percent received retirement income other than Social Security. Sixteen percent of the households received Social Security. The average income from Social Security was \$9,904. These income sources are not mutually exclusive; that is, some households received income from more than one source.

Poverty: In 2005-2009, 35 percent of people were in poverty. Forty-eight percent of related children under 18 were below the poverty level, compared with 23 percent of people 65 years old and over. Thirty percent of all families and 38 percent of families with a female householder and no husband present had incomes below the poverty level.

Housing: The number of occupied housing units increased from 25,063 in 2000 to 26,742 units in 2010. The homeownership rate was 24 percent at the end of 2009, an increase from 22 percent in 2000. Ward 8 experienced a decline in home sales from 256 in 2000 to 80 in 2009. Home sales were slightly up by the end of 2010 with a total of 132 homes sold. Median home prices in the Ward fluctuated over the last decade. In 2005 the median price had risen to \$229,000 but declined in subsequent years. By 2009 home prices settled in at \$244,000 only to drop to \$193,000 in 2010. The number of single-family homes and condominiums in foreclosure is significant in Ward 8. As of December 2010, 300 foreclosures had been recorded with 142 of these occurring in Congress Heights and Bellevue.

Planning

The DC Office of Planning and many of its sister agencies contribute to the plans and zoning that impact the long-term growth and development of the city and all of its wards. For general information on the planning and zoning processes in Washington, DC, please see the separate subsections covering these topics.

Comprehensive Plan: The District's Comprehensive Plan, approved by the DC Council in 2006 and amended in 2010, is split into geographic "Area Elements" rather than Wards. While these Area Elements are designed to align more closely with natural geography and neighborhood boundaries and will not change every ten years as ward boundaries do, it is important to note which Area Elements fall into which wards as communities all over the city continue to rely on ward-centric public policy, services and representation. Anyone interested in seeking Comprehensive Plan information for Ward 8 should look at the following three Area Elements, which can be found on the DC Office of Planning website at www.planning.dc.gov under "Comprehensive Plan".

Far Northeast and Southeast – This area element covers the Ward 8 portion of the Fairlawn neighborhood.

Lower Anacostia Riverfront/Near Southwest – This area element includes Ward 8's riverfront north of Bolling Air Force Base, including Anacostia Park and Poplar Point.

Far Southeast and Southwest – This area element covers the rest of Ward 8, including a majority of its neighborhoods.

Small Area Plans: A number of Small Area Plans have been completed and are being implemented in DC neighborhoods and along various commercial corridors. These plans provide more specific recommendations in support of the guidelines and strategies laid out in the Comprehensive Plan and its Area Elements. They can be found on the DC Office of Planning website at www.planning.dc.gov under “Neighborhood and Revitalization Plans”.

Anacostia Transit Area Strategic Investment Plan – This plan was completed in 2004 and approved by the DC Council in 2006. Over \$150 million in public investment and several million more of private investment has been committed for various projects in the Anacostia neighborhood and neighboring communities. This plan builds on the transit resources of the Anacostia neighborhood, including the Anacostia Metrorail station, extensive bus service and the planned Anacostia Light Rail Transit corridor. The plan reaffirms Anacostia's historic character as a "streetcar suburb" urban village and creates a vision to build back substantial new housing opportunities available at a range of income levels, restore the traditional retail main street and attract new national retail shops, and build modest office developments to provide daytime activity and customers.

Saint Elizabeth's East Redevelopment Framework Plan – This plan was completed in and approved by the DC Council in 2008. The District government initiated a community update to the initial Saint Elizabeth's Redevelopment Framework Plan, completed in 2006. The relocation of the U.S. Department of Homeland Security, as well as a significant level of planned development in the area presents a new opportunity to catalyze development on the East Campus. An update to the Framework Plan was necessary in order to provide more detailed guidance on how the District should respond to current development, transportation, historic preservation and sustainability challenges.

Pennsylvania Avenue, SE Corridor Development Plan – This plan was completed in and approved by the DC Council in 2008. The plan follows Pennsylvania Avenue, SE through Wards 6, 7 and 8, and points out the best opportunities for infill development to spur economic revitalization in the neighborhoods along the corridor. For Ward 8, this involves targeted development around L'Enfant Square.

East of the River Project – This initiative was completed in 2000. This planning effort, as its name suggests, covers a broad array of issues for all of the neighborhoods east of the Anacostia River, including all of Ward 8 and almost all of Ward 7. The primary goal of the initiative is to provide guidelines for future development of the area, with specific emphasis on expanded job opportunities, commercial and retail services, new and rehabilitated housing and improved infrastructure.

Barry Farm/Park Chester/Wade Road Redevelopment Plan – This plan was completed in and approved by the DC Council in 2006. The Barry Farm/Park Chester/Wade Road community is located in Ward 8's historic Anacostia area. Consistent with the New Communities Initiative, the goal of this effort is to transform the public and low income housing development and its neighborhood into a mixed-income, mixed-use community. The Redevelopment Plan seeks to improve the community's public facilities, access to commercial and retail opportunities, urban design, parks and open space and transportation system.

Bellevue Small Area Plan – This plan was completed in 2009 and approved by the DC Council in March 2010. OP conducted a small area plan for the Bellevue neighborhood, aimed at improving the area's commercial and retail opportunities, increasing home ownership and housing choices and enhancing the quality of life for local residents. Bellevue is one of 12 strategic neighborhood investment areas in the District of Columbia; therefore, the neighborhood's revitalization is critical to the goal of bringing economic vitality to its residents. The Bellevue plan resulted in a land-use strategy that will guide development over the coming years. Recommendations included within the Plan expect to have a positive, meaningful, and visible impact on the neighborhood over the next 5-10 years through the coordination of public investments, leveraging of private resources, and involvement of strong community leaders.

Ongoing Plans: The following planning efforts are underway. Details, as well as completed plans, can be found on the DC Office of Planning’s website.

Poplar Point Small Area Plan – The District is preparing to launch a Small Area Plan (SAP) for Poplar Point and its surrounding area. The redevelopment of Poplar Point will include approximately 70 acres of parkland that may include wetlands, pedestrian walkways, trails, recreational use areas and memorial sites. The site is currently Federal property under the jurisdiction of the National Park Service, but plans are in place to transfer Poplar Point to the District of Columbia. The SAP takes on significant importance as it will categorize appropriate locations for land uses, examine transit routes and access points, and provide development design guidelines.

Streetcar-Environmental Assessment Phase 2 – The Federal Transit Administration (FTA) and the District Department of Transportation (DDOT) hosted a public kick-off meeting for the Anacostia Streetcar Phase 2 Environmental Assessment and Historic Preservation Study in January of 2011. DDOT invited Ward 8 residents and other interested stakeholders to attend to find out more about the study which is intended to identify the best alternatives that address the project’s purpose and need, maximize environmental benefits, and minimize the potential for adverse impacts. In addition to the environmental assessment, DDOT will evaluate potential effects to cultural resources in accordance with Section 106 of the National Historic Preservation Act.

Saint Elizabeths East Redevelopment Framework Plan – Based on the approved 2008 Framework Plan, the Office of Planning has launched a master planning process for the St. Elizabeths East Campus in order to secure historic preservation approval and finalize site zoning in preparation for development. The vision is to create a mixed use center for innovation that leverages the \$3.4 billion federal investment in the Department of Homeland Security consolidation on the West Campus and connects existing residents to economic opportunity. Full redevelopment of the East Campus will likely take 10-30 years and occur in multiple phases.

For more information on any of these plans, please call the DC Office of Planning at 202-442-7600 and ask for Ward 8 Neighborhood Planner Evelyn Kasongo. She may also be reached by e-mail at evelyn.kasongo@dc.gov.

Housing & Commercial Development

Ward 8 has experienced moderate level of development activity recently. Between 2001 and 2011 Ward 8 has 126 new development projects either in the pipeline or completed making it the fourth most active of the other Wards. Further, Ward 8 is ranked sixth among the Wards in the number of planned unit development (PUDs). The face of Ward 8 has changed significantly in the past ten years, and more change is imminent. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at www.wdcep.org.

Sheridan Station - Sheridan Station joins Matthews Memorial as a development opportunity that will provide high quality housing options for District residents and that will expand mixed-income communities in Ward 8. The District, along with its development partners, will deliver this large-scale housing project which will total 344 new multifamily units, townhomes, Manor Flats and three tot lots. The project will provide 65 replacement housing units for Barry Farms residents, with 25 units to be delivered in 2011 and 40 units to be delivered in 2014. The project will be developed in 4 phases: Phase 1 - Multifamily Rental and Townhomes (114 Rental Units), Phase 2 - Townhomes (80 For-Sale Units), Phase 3 - Townhomes (65 Rental Units) and Phase 4 - Townhomes (85 For-Sale Units).

Matthews Memorial Terrace – Similar to Sheridan Station, the upcoming Matthews Memorial Terrace project will have a positive impact on the area. The site is set to be the location of 99 housing units comprised of 33 senior housing units and 34 replacement units. The Office of the Deputy Mayor for Planning and Economic Development will contribute \$6.12 million in District subsidies to the project. Although construction has not yet started, the project was approved by the Zoning Commission in April of 2009.

Other Neighborhoods: The Jasper29T scattered-Site Project – DHCD has led this extensive affordable housing renovation effort in Ward 8. With a total development cost of more than \$18 million, the project provides affordable units for residents with 50 to 60 percent of the area median income. Renovated buildings have secured entry for residents and the units are being equipped with energy-efficient windows, doors, insulation, and energy-efficient windows.

Neighborhood Development & Public Investment

The District government and other public entities have invested dollars in projects and initiatives designed to catalyze neighborhood development throughout the city. A few examples of such investment in Ward 8 include:

Deputy Mayor for Planning & Economic Development (DMPED)

- *St. Elizabeth's East* is approximately 170 acres in the Congress Heights neighborhood and represents one of the largest single redevelopment opportunities in the District. In 2008 Mayor Gray, then serving as Chairman of the Council, approved the East Campus Redevelopment Framework Plan. Subsequently, a master planning process began in 2011.

District Department of Transportation (DDOT)

- *Anacostia Streetcar System Initial Line Segment* – DDOT has started laying tracks for the Anacostia Initial Line Segment (AILS), which will extend approximately three-fourth miles from South Capitol Street, SE to the Firth Sterling and Suitland Parkway intersection. The \$25 million AILS streetcar will be a part of a citywide streetcar network, designed to make it easier for residents to move between neighborhoods and spur economic development in the area. The project also includes new sidewalks, landscaping, streetlights and the installation of traffic control signals. DDOT expects to start streetcar service in Anacostia in the fall of 2012.
- *11th Street Bridge* – DDOT is currently replacing the two existing bridges with three new bridges and improving the related interchanges. The \$300 million project is the largest ever constructed by DDOT and is the first river bridge replacement in the District in more than 40 years. When completed in mid-2012, the project will provide a shared path for pedestrians and bicycles, as well as rails to allow future streetcar connections. The project will also improve mobility by providing separate freeway and local traffic connections to both directions of DC-295, the Southeast-Southwest Freeway and local streets on both sides of the Anacostia River.

DC Public Schools (DCPS)

- *Anacostia Senior High School* – This historic school underwent an academic restructuring in 2009 that resulted in the creation of four distinct learning academies that are now divided by grade level, within the greater Anacostia body. Also, Anacostia High School is in the final stage of a complete modernization to include a fully updated building with state of the art science and computer labs. The modernization was completed in August 2011.
- *Ferebee-Hope Elementary School* – This neighborhood school has strong partnerships with Communities in Schools, City Year, Capital One and Dream Academy. It also has a recreation center and a pool operated by the DC Department of Recreation.
- *Savoy Elementary School* – Having undergone a full modernization, this school now offers at least five computers in every classroom, Promethean boards for grades 3-5, a library media center with more than 10,000 volumes and an additional computer lab with 25 computers.

DC Public Library (DCPL)

- *Washington Highlands (Interim) Library* – This library, located at 4037 South Capitol Street, SW, will be replaced by a new facility currently under construction. Scheduled to open late 2011, the new 22,000 square foot library will feature more than 40,000 books, DVDs and CDs, and will have the capacity to hold 80,000. There will be 40 computers with free Wi-Fi internet access, laptops for personal use or computer training classes.
- *Parklands-Turner Library* – Located at 1547 Alabama Avenue, SE, this library opened in October 2009, replacing a small neighborhood kiosk. The new 4,500 square foot facility, conveniently situated in the Shops at Park Village, features 20 public computers with free Wi-Fi internet access.

The District has a number of private, non-profit partners supporting neighborhood development in the city. These include community development organizations (CDCs) and “Main Streets”. Currently there is an active CDC and an active Main Street in Ward 8.

Historic Preservation

The Historic Preservation Office (HPO) promotes stewardship of the District of Columbia's historic and cultural resources through planning, protection and public education. HPO is an integral component of the Office of Planning and serves as the staff to the Historic Preservation Review Board (HPRB) and Mayor's Agent for historic preservation. HPO also implements federal historic preservation programs as the State Historic Preservation Office (SHPO) for the District of Columbia. Please visit the HPO website at www.preservation.dc.gov.

Historic preservation protects and enhances the city's beauty, vibrancy, and cultural heritage, while also promoting the economic and social advantages of historic preservation for the benefit of residents, visitors, and future generations. The scale and character of Washington's neighborhoods and downtown are invaluable assets in the city's economic resurgence and population growth. An effective, well-managed, and responsible preservation program promotes the continuation of these positive trends.

HPRB, HPO, and OP collectively implement the various public policies established by the preservation law. HPRB designates historic landmarks and districts, makes recommendations to the Mayor on construction projects affecting those properties, and serves as a forum for community involvement in historic preservation. HPRB is composed of professional members and private citizens appointed by the Mayor and approved by the Council to represent professional and community viewpoints in the historic preservation process. It also serves as the State Review Board for the District of Columbia, under the provisions of the National Historic Preservation Act of 1966.

HPO acts as the staff to HPRB and provides professional expertise on historic preservation matters to other government agencies, businesses, and the public. HPO reviews the vast majority of construction projects in historic districts under delegation from HPRB. As the SHPO for the District of Columbia, it also exercises preservation responsibilities under federal law. These include historic preservation planning, survey and identification of historic properties, public education, review of government projects affecting historic properties, and facilitation of federal preservation tax incentives. These functions are supported by appropriations, averaging about \$500,000 annually, from the Historic Preservation Fund (HPF) administered by the National Park Service.

The Director of the Office of Planning serves as the Mayor's Agent for historic preservation, providing guidance and helping to balance preservation with other public goals. The Director also ensures that the HPO staff and its OP colleagues work in coordination to ensure that preservation is fully integrated within the city's overall planning programs.

Supporting Communities

Historic Homeowner Grants

HPO manages the District's program of financial assistance to low- and moderate-income homeowners in twelve of the city's historic districts. The Historic Homeowner Grant Program, initiated in 2007, is the District's first such program for homeowners in historic districts. These targeted grants help homeowners rehabilitate their historic homes, while also supporting local construction jobs and strengthening the fabric of communities. The program was initiated with a pilot demonstration in the Anacostia Historic District, and after this tremendously successful debut, it was extended to 11 other historic districts in 2008: Blagden Alley/Naylor Court, Capitol Hill, Fourteenth Street, U Street, LeDroit Park, Mount Pleasant, Mount Vernon Square, Mount Vernon Triangle, Shaw, Strivers' Section and Takoma Park.

Grants may be used for structural repairs and exterior or site restoration. The grant limit is \$25,000 in all districts except Anacostia, where the limit is \$35,000. Recipients in the middle and upper range of income eligibility must provide a progressively greater percentage of matching funds. Work is undertaken by District-licensed general contractors selected by the homeowners.

Grant awards are made competitively after applications are screened by an awards committee composed of DC officials and professionals with historic preservation expertise. The selection criteria for grants include the urgency of preservation needs, consistency with preservation standards, potential benefit to the surrounding community, the quality of the application, and equitable geographic distribution.

The program is currently authorized at a maximum of \$1.25 million (non-lapsing funds) for five years. In FY 2008, 58 grants were awarded totaling \$894,902; in FY 2009, 38 grants totaling \$804,375; in FY 2010, 10 grants totaling \$177,416; and in FY 2011, 14 grants totaling \$317,795 (preliminary). Allocations were reduced in FY 2010 and 2011 due to government-wide budget constraints.

Neighborhood Outreach and Preservation Education

HPO maintains an active program of neighborhood outreach and public education. Customer service activities include training opportunities, public information and assistance, and an active on-going dialogue with residents, businesses, and communities about preservation projects. HPO staff provides one-on-one consultation and technical assistance to any property owner seeking a building permit for construction affecting historic property. In a typical year, HPO staff participates in about 50 community meetings and events, attended by more than 1,500 individuals, in addition to hundreds of meetings with permit applicants.

As a complement to HPO outreach, HPRB is the primary public forum for open discussion of neighborhood development issues involving historic preservation. Before each month's HPRB meeting, HPO coordinates with applicants and the public on upcoming landmark designations and development projects. Public notice of the meeting agenda is broadly distributed to a public email list of more than 500 addresses. All notices, agendas, and staff reports are posted on the OP website in advance of HPRB meetings. Anyone is welcome to participate in these meetings without the need to sign up in advance, and the meetings are videocast live over the internet.

To broaden citywide involvement in preservation, HPO's community outreach coordinator helps neighborhood groups with local heritage projects, and promotes familiarity with preservation programs through semi-annual public seminars and events. HPO also distributes educational brochures on historic districts and other topics free of charge, participates in academic programs and conferences, hosts interns, and promotes cultural heritage projects through partnerships with local organizations.

DC Community Heritage Project

Since 2005, HPO has partnered with the Humanities Council of Washington DC in the DC Community Heritage Project, using federal HPF funds. This program presents two educational symposia each year, and distributes small grants of up to \$2,000 to community sponsors as seed money to build consciousness of heritage and support for preservation. The emphasis of DC Community Heritage Project is on grass-roots involvement in local history, African American heritage, and youth participation. Innovative ideas are welcomed to push the envelope of traditional historic preservation concerns. In FY 2009, the program awarded \$28,475 in small grants to 16 organizations in all 8 wards, including 5 projects East of the River; in FY 2010, \$36,000 to 18 organizations, including 7 East of the River; and in FY 2011, \$36,000 to 18 organizations, including 2 East of the River. Projects include films, oral histories, heritage trails, neighborhood brochures, exhibits, and web projects. Completed products are accessible through the HPO and Humanities Council websites.

Preservation Partnerships

HPO also advances the outreach and education goals of the preservation program through cooperative agreements with local non-profit organizations whose missions include history and historic preservation. These agreements use help to maintain preservation websites, produce educational events, and create cultural heritage trails. Partnership agreements using federal HPF dollars are currently in place with the DC Preservation League, Cultural Tourism DC, Georgetown University Law Center, and the Humanities Council of Washington DC. As funds permit, the SHPO also competitively awards HPF-funded grants to community organizations and scholars for historic survey, documentation, and public education activities consistent with the goals of the DC Historic Preservation Plan.

Recognizing Our Heritage

A primary function of the District's historic preservation program is to identify, document, and designate architecturally and culturally significant properties. An impressive number of historic landmarks and historic districts are already recognized and protected in the city, but many other historic properties are not recognized either because their history has been forgotten or their significance has not been considered. Even more elusive are hidden artifacts that can illuminate some of the most intriguing aspects of the city's past. Archaeological evidence dating back thousands of years is scattered across every part of the city.

Survey and Documentation

Most historic properties are documented and evaluated through historic resource surveys and scholarly research. The District's Historic Preservation Plan establishes policies to guide the work of many individuals and organizations who contribute to this effort. HPO offers grants to help private entities pursue their initiatives, and also undertakes some survey and research work in-house or with contracted assistance. Current survey and research efforts include:

- *Building Permit Database*: Completion of a database of DC building permits issued from 1877 to 1960—now recording 145,000 buildings, of which 91,000 are confirmed extant—and transfer of the information to GIS (Geographic Information System) format;
- *DC Architects and Builders*: Compilation of a directory describing the careers and work of architects who were active in the District of Columbia; and
- *Downtown Historic Resources*: Documentation of significant downtown properties with the aim to complete all historic designations downtown.

Designation of Historic Landmarks and Districts

HPRB evaluates and designates properties for inclusion in the *D.C. Inventory of Historic Sites*. These properties are judged worthy of preservation for their contribution to the city's cultural and historic heritage, and are protected by the Historic Landmark and Historic District Protection Act. At present, the *Inventory* includes more than 500 historic landmarks and 50 historic districts, of which 28 are neighborhoods. In all, there are an estimated 25,000 properties included.

HPRB confers designation through an open public hearing process. Proposals for designation may be made by private property owners, government entities, community groups, or preservation organizations. In each case, HPO works with applicants and property owners to guide, inform, and facilitate the process before a hearing occurs. One benefit of this engagement process is that there is a consistently low rate of objection to historic designations. Recent designations to the *Inventory* include:

- *Public Schools*: Janney, Reno, and Wilson High schools in Tenleytown, Shaw Junior High, and Margaret M. Washington School;
- *Fire Houses*: Neighborhood engine houses at Franklin Square and in Brightwood, Chevy Chase, Deanwood, Randle Highlands, and Stanton Park;
- *African American History*: Rev. James Dent House in Southwest, St. Paul AUMP Church, Strand Theater and First Baptist Church of Deanwood;
- *Civil Rights*: Sousa Junior High, the subject of DC's 1954 Supreme Court case banning public school segregation; Billy Simpson's House of Seafood and Steaks, the site of numerous discussions among civil rights leaders; and the home of Franklin Kameny, known as the "father of gay activism";

- *Affordable Housing*: 1920s-30s apartment buildings in Brookland, Brightwood, and Adams-Morgan, nominated by owners seeking federal affordable housing and preservation tax credits;
- *George Washington University*: Five former apartment buildings and the studio of concrete pioneer John J. Earley, on the Foggy Bottom campus; and
- *Modernism*: HUD Headquarters, the US Tax Court, and the Washington Hilton.

Table 3.1. Historic Landmark Designations							
Fiscal Year	Applications Received	Landmarks Designated			Designations Denied		
		Number	Owner Objection	Rate	Number	Owner Objection	Rate
2010	14	14	-	0%	-	-	-
2009	10	4	-	0%	1	1	100%
2008	17	11	-	0%	1	1	100%
2007	33	28	2	7%	2	2	100%
2006	14	10	1	10%	1	1	100%
2005	13	8	-	0%	1	1	100%
2004	13	10	-	0%	3	1	33%
2003	15	4	1	25%	-	-	-
2002	31	15	-	0%	-	-	-
2001	7	7	1	14%	1	1	100%
Total	167	111	5	4.5%	10	8	80%

National Register Listings

The National Register of Historic Places is the nation’s official list of resources worthy of preservation and commemoration. It is maintained by the National Park Service and includes districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering and culture. The purposes of the National Register are to identify, document and foster the protection of historic and archeological resources.

The DC SHPO nominates properties for listing in the National Register based on HPRB recommendations. Since DC and National Register listing criteria are substantially the same, the SHPO routinely forwards properties that have been designated in the DC Inventory of Historic Sites to the Register. The HPO staff prepares National Register nomination forms for individual properties and historic districts, and also prepares Multiple Property Documentation forms which establish thematic contexts under which individual properties, such as firehouses, apartment buildings and public schools can be nominated.

The National Register also includes all National Historic Landmarks (NHLs), recognized as the nation's most significant historic properties through designation by the Secretary of the Interior. With 75 NHLs, the District of Columbia has more of these properties than all but seven states.

Encourage High Quality Reinvestment

The DC Historic Landmark and Historic District Protection Act establishes review procedures to protect historic properties from demolition, and to ensure that physical changes are compatible with their historic and architectural character. It also encourages the adaptation of historic properties for current use. The procedures for preservation review and the level of public involvement differ according to the scope of the proposed work and its potential impact on historic properties and the public. The public benefits of this design review process are evident in the city's revitalized historic downtown, beautifully restored historic landmarks, and vibrant main streets in historic neighborhoods. The process also gives District residents a voice in helping to guide new development in their communities.

Because of overlapping federal laws including the Old Georgetown Act and Shipstead-Luce Act, the US Commission of Fine Arts conducts comparable design reviews for historic properties in Georgetown, parts of downtown, and opposite major federal properties like the Mall, Pennsylvania Avenue, and Rock Creek Park. The District's preservation process is fully coordinated with these mandated reviews, so that only one review is typically required in order promote government efficiency and avoid an undue regulatory burden on property owners.

HPRB Review of Major Projects

Under the preservation law, the Historic Preservation Review Board advises the Mayor and the designated Mayor's Agent on proposed development affecting historic landmarks and districts. The Board meets monthly to consider project proposals at an open public meeting, either on a Consent Calendar or with a full project presentation. As a rule, HPRB considers major projects while delegating to HPO the processing of more routine applications. Most HPRB reviews occur at the conceptual design stage, after an initial consultation with the HPO staff. Advisory Neighborhood Commissions and civic groups often review these projects at the same time, providing comments for HPRB consideration.

In recent years, HPRB has reviewed between 100 and 500 permit applications each year, depending on economic conditions and the city's level of development activity. Notable recent projects have included:

- *Renovations and additions* to major landmarks like the Howard Theatre, Uline Arena, and Washington Hilton;
- *Large new apartment and commercial buildings* along the 14th and U Street corridors and in the Mount Vernon Square area;
- *Residential and commercial infill projects* in the Anacostia, Capitol Hill, Cleveland Park, Shaw, U Street, and other historic districts;
- *Public school modernizations* in Foggy Bottom, Tenleytown, Columbia Heights; and
- *Key community projects* like the Hill Center on Capitol Hill, Bread for the City in Shaw, and new Saint Thomas Church in Dupont Circle.

Public Hearings by the Mayor's Agent

If HPRB recommends denial of a permit application, the permit applicant may request a public hearing by the Mayor's Agent. The Mayor's Agent also holds public hearings on any proposed demolition of a historic building or subdivision of land on the site of a historic landmark. Unlike HPRB, the Mayor's Agent may consider the economic impacts and other public benefits of a proposed project. For approval, the Mayor's Agent must find that failure to issue a permit would result in unreasonable economic hardship to the owner, or that issuance of the permit is necessary in the public interest, by virtue of exemplary architecture,

specific features of land planning, or social and other high priority community service benefits. These latter three public benefits constitute the grounds for determining that a proposal qualifies as a “project of special merit” under the preservation law.

In a typical year, the Mayor’s Agent reviews 5 or fewer permit applications. Recent “special merit” determinations have been made for the construction of a new water tower on the grounds of Saint Elizabeths Hospital, and adaptive reuse of the Chesapeake and Potomac Telephone Company Warehouse at 1111 North Capitol Street NE for National Public Radio headquarters. Recent actions have also included approval of a request to demolish the Third Church of Christ Scientist on the basis of unreasonable economic hardship, and denial of a request to demolish the Takoma Theatre.

Building Permit Reviews

The overwhelming majority of construction permits for work affecting historic property are processed on an expedited basis “over the counter” by the HPO staff, acting under delegation from HPRB. HPO also reviews subdivision and raze applications citywide. Under a cooperative agreement with DCRA, an HPO staff member is assigned to DCRA’s one-stop permit processing center during all business hours to ensure continuous customer service on a walk-in basis. This capability allows for streamlined processing of applications for routine work, while allowing the flexibility for coordination with affected ANCs and the public on an as-needed basis.

The process also allows for efficiencies in the review of repetitive applications such as energy-related improvements. For example, working with energy companies and homeowners, HPO approved almost 50 requests in one year for solar panel installations throughout the city’s historic districts. This has shown how such projects encouraged by District and federal subsidies can be accomplished to promote both sustainability and respect for historic character.

In recent years, HPO has reviewed between 3,500 and 4,500 construction permit and related applications annually, typically accounting for between 89% and 98% of the total number of applications received for historic preservation review—typically with a turnaround time of a few minutes to a few days.

District Government Projects

Like the federal government, the District of Columbia is one of the major owners of historic property in Washington. To help preserve the city’s historic assets, District agencies are required to consult with the State Historic Preservation Officer before designing or seeking permits for their construction projects, and to take into account the effect of their projects on listed and eligible historic properties. This requirement is modeled after the federal preservation review process under Section 106 of the National Historic Preservation Act.

The SHPO reviews District agency projects for historic preservation impacts at the conceptual design stage, following the best practice models of the federal government and commercial developers. Not only does the process help protect historic resources, but it also promotes sound facilities planning and efficient use of District government funds. In addition, it is also coordinated with other mandatory reviews of DC projects by the Commission of Fine Arts and National Capital Planning Commission.

In recent years, the SHPO has reviewed an average of about 150 District government projects. The affected DC projects include such activities as roadway improvements, public schools modernization, DC court rehabilitations, upgrading of libraries and recreation centers, and public housing replacement. Some of these DC projects (notably transportation improvements) are federally funded or licensed, and are reviewed under the federal Section 106 process.

Federal Government Projects

In its role as the State Historic Preservation Office for the District, HPO reviews federal government projects to ensure that historic and archaeological resources are adequately protected. This process under Section 106 of the National Historic Preservation Act also applies to projects on federal land, as well as federally funded or licensed projects. The aim of the reviews is to identify designated or potential historic properties that might be affected, and to ensure that possible adverse effects to these properties are avoided, minimized, or properly mitigated.

Section 106 reviews are typically conducted in close coordination with other regulatory bodies such as the Advisory Council on Historic Preservation, National Capital Planning Commission, and US Commission of Fine Arts. The public is also invited to participate, and civic groups are often included as consulting parties on major projects. The results of consultation are typically recorded in a binding Memorandum of Agreement (MOA) among the principal parties, or a Programmatic Agreement (PA) for a multi-year plan involving a sequence of separate construction projects.

Recent economic stimulus spending by the federal government has dramatically increased the number of projects reviewed for Section 106 compliance. In FY 2007, the SHPO reviewed 101 projects; in FY 2008, 137 projects; and in 2009, 184 projects. In FY 2010, the SHPO completed 374 federal agency project reviews—an increase of 103% over the previous year, showing the result of economic stimulus (ARRA) spending of \$1.36 billion on federal projects affecting historic properties in the District.

Affordable Housing Projects

The District of Columbia has a dwindling supply of large historic commercial and industrial buildings in need of rehabilitation. On the other hand, a large number of modest apartment buildings, many of them eligible for historic designation, are in need of reinvestment. These buildings constitute an essential resource in a city struggling to provide adequate affordable housing for its working population.

Increasingly in recent years, affordable housing providers have combined federal preservation tax credits with other incentive programs to upgrade these buildings for affordable housing. Since 2000, they have provided nearly 1500 rehabilitated affordable housing units, including more than 500 new units, in historic buildings. During FY 2010, using the federal preservation tax credits, 307 affordable housing units were under rehabilitation throughout the District, including 237 new affordable units. Many of these buildings received historic designation after application by owners seeking to take advantage of the federal tax credits. Affordable housing projects are now the major beneficiaries of the federal preservation tax credits in the District of Columbia. A current HPO initiative is to work directly with affordable housing providers to facilitate the use of these credits and identify any other improvements or incentives that would encourage historic building rehabilitation for affordable housing.

Table 3.2. DC Affordable Housing Projects Using Federal Preservation Tax Credits Since 2000

Name	Address	Provider	Location	Units Before (total/ affordable)	Units After (total/ affordable)	Net New Units	Net Rehabbed Units	Certified Costs (\$ M)	Other Costs (\$ M)	Project Dates
Dahlgreen Courts	2504 and 2520 10 th Street NE	Mission First Housing	Brookland	96/0	96/96	96	-	8.800 est.		
Saint Dennis Apts	1636 Kenyon Street NW	NHT/Enterprise Preservation	Mount Pleasant	36/0	32/32	32	-	3.553 est.		
Webster Gardens	124-26-28-30 Webster St NW	Somerset Development	Petworth	52/0	52/47	47	-	7.700	0.146	
Fort Stevens Apts	6000-20 and 6030-50 13 th Place NW	Somerset Development	Brightwood	64/0	62/62	62	-	8.800	0.236	4/2010 - 5/2011
The Euclid	1740 Euclid Street NW	Jubilee Housing	Adams Morgan	59/59	47/47	(12)	47	9.779	-	3/2009 - 2/2011
The Sorrento	2233 18 th Street NW	Jubilee Housing	Adams Morgan	31/31	23/23	(8)	23	7.585	-	10/2009 - 11/2010
Mayfair Mansions	Kenilworth, Jay, Hayes St SE	Mayfair Mansions LP	Mayfair/ Parkside	409/409	411/411	2	409	40.636	5.267	3/2007 - 7/2009
The Cavalier	3500 14 th Street NW	Somerset Development	Columbia Heights	230/0	230/230	230	-	23.488	0.260	8/2007 - 4/2009
Wardman Row (5 bldgs.)	1416-40 R Street NW	Hampstead Development	14 th Street	124/124	124/124	-	124	9.723	15.317	9/2007 - 12/2008
The Olympia	1368 Euclid Street NW	United Housing LLC	Columbia Heights	54/54	80/80	26	54	14.039	0.300	4/2002 - 10/2004
Clifton Terrace South	1312 Clifton Street NW	CT Associates	Columbia Heights	102/102	80/80	(22)	80	10.370	0.468	6/2000 - 12/2003
Clifton Terrace West	1350 Clifton Street NW	CT Associates	Columbia Heights	94/94	72/72	(22)	72	9.295	0.338	6/2000 - 11/2003
Clifton Terrace East	1308 Clifton Street NW	CT Associates	Columbia Heights	89/0	76/76	76	-	11.030	0.529	6/2000 - 9/2003
Trinity Towers	3023 14 th Street NW	Community Partners	Columbia Heights	122/122	122/122	-	122	9.427	0.130	6/2002 - 7/2003
Meridian Manor	1424 Chapin Street NW	Meridian Manor LP	Columbia Heights	0/0	34/34	34	-	3.922	0.056	3/2000 - 12/2002
Total of New and Rehabilitated Units						541	931			
Total of All Units						1472				
Total Certified and Other Costs								178.147	23.047	
Total of All Costs								\$ 201,194,000		
Cost per Unit								\$136,681		

Preservation Tax Incentives

The federal tax code offers two financial incentives for historic preservation. The rehabilitation tax incentive allows a 20% tax credit for construction and other development costs incurred in the substantial rehabilitation of an income-producing property listed in the National Register of Historic Places. To be eligible, all work must be executed in accordance with the Secretary of the Interior's Standards for Rehabilitation, as certified by the SHPO and National Park Service.

A second federal incentive allows the owner of a National Register property to deduct the value of a preservation easement as a charitable contribution for income tax purposes. If the property is in a Register-listed historic district, the owner must obtain certification from the SHPO and National Park Service that the property contributes to the character of the district and is thus eligible for the tax deduction. The easement can then be donated to a private organization without further government involvement.

Federal preservation tax credits remain a significant factor in encouraging local reinvestment in historic buildings. The value of the rehabilitation tax credit in particular is often critical to the economic feasibility of a preservation project. The SHPO promotes the use of these credits by assisting property owners seeking National Register listing in order to qualify for the credits, and helping owners to obtain National Park Service approval for their rehabilitation plans.

Historic Property	Address	Amount
Webster Gardens	124-30 Webster Street NW	7,700,000
Fort Stevens Apartments	6000-20, 6030-50 13 th Place NW	8,800,000
The Euclid	1740 Euclid Street NW	9,778,585
The Sorrento	2233 18 th Street NW	7,584,640
Total FY 2011		\$ 33,863,225
Mayfair Mansions	3819 Jay Street NE	40,630,000
Dupont Circle Historic District	1750 Swann Street NW	197,000
Total FY 2010		\$ 40,827,000
Capitol Hill Historic District	15 6 th Street NE	194,283
Carlton Hotel	923 16 th Street NW	56,200,000
Cavalier Apartments	3500 14 th Street NW	23,488,058
Downtown Historic District	1001 F Street NW	2,600,000
Woodward & Lothrop	1025 F Street NW	7,244,000
Total FY 2009		\$ 89,726,341
Total FY 2008		\$ 89,500,000
Total FY 2007		\$ 60,000,000
Total FY 2006		\$ 5,500,000

Protecting Historic Assets

Property Maintenance

An attractive and well-maintained environment helps build strong communities, and the historic preservation program supports this objective through its compliance program. HPO works directly with property owners and neighborhood organizations to keep historic properties from deteriorating. HPO coordinates these activities with the Department of Consumer and Regulatory Affairs and other District agencies to promote voluntary compliance with the property maintenance standards in the building code.

HPO inspectors are available to monitor compliance and respond to violations of the building code and preservation law. When necessary to address egregious cases of neglect, HPO also initiates collaborative enforcement action in coordination with DCRA and the Board of Condemnation for Insanitary Buildings. HPO inspectors are also available to monitor work in progress under approved permits in order to ensure completion in accordance with any permit conditions.

Upon issuance of a violation notice, HPO inspectors and staff work directly with the affected owner and contractor to encourage voluntary compliance with permit requirements. This effort is intended to help minimize administrative hearings and avoid the imposition of fines. If necessary, however, tickets may be issued with a fine of \$2,000. The issuance of a ticket represents the first step in the legal enforcement process required by the Office of Administrative Hearings.

Recent efforts to achieve voluntary compliance with property maintenance standards have been particularly effective in achieving rehabilitation of seriously deteriorated historic properties and eliminating neighborhood eyesores. Three properties returned to useful service in neighborhood historic districts in 2010 as a result of HPO initiatives are shown below.



1859 3rd Street NW (LeDroit Park HD)



1800 4th Street NW (LeDroit Park HD)



1841 16th Street NW (16th Street HD)

Demolition by Neglect

As a last resort when efforts to obtain voluntary compliance fail, HPO and the Office of the Attorney General may take further action under the demolition by neglect provisions of the preservation law. HPO and other DC agencies coordinated recently on two cases of demolition by neglect:

- *1326 Valley Place, SE (Anacostia HD):* After obtaining a DC Superior Court order, HPO worked closely with DCRA's engineer to develop a stabilization plan. The collapsed rear of the building was removed and the building was then successfully stabilized.
- *2228, 2234, and 2238 Martin Luther King Jr. Avenue, SE (Anacostia HD):* After obtaining a DC Superior Court order for the "Big K Liquor" properties, HPO worked with DCRA to identify emergency stabilization measures. DHCD purchased the properties in July 2010. HPO has been working to advise DHCD on preservation issues in preparation for an offering of the property for development.

Inspections and Compliance

HPO works directly with owners and contractors to encourage voluntary compliance with permit requirements, thus avoiding the imposition of fines and minimizing administrative hearings. Nonetheless, inspections and enforcement remain essential functions. During FY 2010, HPO inspectors conducted 422 inspections, and took 195 enforcement actions.

Owners who come into compliance after receipt of a violation notice avoid further enforcement action. When necessary, however, HPO inspectors can stop work and issue a notice of infraction and fine. Fines may be suspended, reduced or compounded through adjudication by the Office of Administrative Hearings.

In FY 2010, tickets issued by HPO resulted in a total assessment of \$78,000 in fines. After adjudication hearings, HPO collected \$18,620 in payments. As a last resort, ten liens totaling \$36,200 were placed on properties for non-payment of fines, and \$7,620 in liens were paid and the liens discharged.

Recognizing Excellence

Each year the District of Columbia honors distinguished achievement in historic preservation at an annual awards program organized by HPO in cooperation with the DC Preservation League. These awards are selected by an advisory committee representing the historic preservation program, government agencies, businesses, and the community. The award recipients at the most recent ceremony in 2010 were:

Individual Lifetime Achievement

- *Katherine Schneider Smith:* Historical Society of Washington DC, Cultural Tourism DC

HPRB Chairman's Award for Law and Public Policy

- *Tersh Boasberg:* Former Chairman, HPRB; Preservation Action; Cleveland Park Historical Society

State Historic Preservation Officer's Award

- *American Pharmacists Association:* Hartman-Cox Architects; JBG Companies; American Pharmacists Association; Thornton Tomasetti Group; TOLK; Tishman Construction Corporation; Holland & Knight

Individual Achievement Awards

- *Richard T. Busch:* DC Preservation League, Dupont Circle Conservancy, Historic Districts Coalition (for Community Involvement and Advocacy)

- *Cornelia R. Stokes*: Archivist, Saint Luke’s Episcopal Church (for Stewardship)
- *Audrey Schwartz and Diane Tamayo*: Founders, Methodist Cemetery Association, Tenleytown (for Stewardship)
- *Judith M. Capen, AIA*: Educator, writer and columnist (for Education)

Project Awards Residential

- *19 Fourth Street, NE*: Cunningham|Quill Architects; GreenSpur Inc.
- *CITTA 50, 1450 Church Street, NW*: Bonstra|Haresign Architects; DC Hampton; EHT Tracerics; Holland & Knight; Camden Build/Design
- *Woodward Building, 733 Fifteenth Street NW*: Martinez + Johnson Architecture; SJG Properties; James G. Davis Construction Corporation; Betty Bird & Associates; Smislova, Kehnemui & Associates; Nixon Peabody

Project Awards Public Buildings

- *The School Without Walls*: Ehrenkrantz Eckstut & Kuhn Architects; Office of Public Education Facilities Modernization; The School Without Walls
- *Langston Terrace Dwellings*: Supreme Aluminum Products; DC Housing Authority; Universal Window and Door
- *Eastern Market*: Department of Real Estate Services; Quinn Evans Architects; Minkoff Company; Forney Enterprises; The Craftsmen Group

Project Awards (Institutional)

- *Washington National Cathedral*: SmithGroup; Protestant Episcopal Cathedral Foundation; Michael Vergason Landscape Architects; Advanced Project Management; James G. Davis Construction Corporation

Project Awards Honorable Mention

- *1228 9th Street, NW*: Bell Architects
- *907 11th Street, SE*: Ginkgo Gardens
- *1001 F Street, NW*: GTM Architects
- *Buddhist Cultural Center*: Hellmuth, Obata + Kassabaum

Planning for Activity Hubs

Mobility/Transportation Choices

The Office of Planning (OP) continues to increase efforts to improve the mobility of District residents as well as their access to key destinations throughout the city. A number of initiatives are underway to achieve these goals:

- Review of public space applications and development of streetscape guidelines in partnership with the DC Department of Transportation (DDOT), with a focus on creating walkable urban spaces and improving safety and comfort for pedestrians. During FY 2010, the Public Space Committee reviewed 174 public space applications, up from 114 in 2008. OP held 7 Public Space 101 training sessions in FY 2010 to expand the understanding of District and Federal agency staff of the importance of public space and how it influences the identity of the city, its walkability, and sustainability. OP is preparing to release a Public Realm Design Manual in collaboration with DDOT, that will include a comprehensive overview of public space regulations, citations for where they are found in the DC Municipal Regulations, DDOT Design and Engineering Manual, or other documents, and background information that makes it easier to understand the intent of public space regulations.
- Evaluation of the District’s parking standards to minimize costs to developers and residents and better support multi-modal travel in the city. OP took forward several new policy recommendations to the Zoning Commission that propose more smart growth oriented and market-responsive standards,

such as the removal of minimum parking requirements in the downtown and other transit-rich areas. OP will be working through the remainder of FY12 to develop the zoning text and identify areas where parking space minimums should be abolished.

- Development of premium services for transit riders. In February of 2010 it was announced that the District of Columbia was a key recipient of American Recovery and Reinvestment Act (ARRA) funds to design and construct an interconnected system of premium bus services allowing door-to-door trips to be made efficiently, sustainably and affordably. The application was the result of close collaboration between WMCOG, WMATA and jurisdictional departments of transportation and planning; OP played an instrumental role in championing the project. The project will demonstrate how enhanced transit and multi-modal facilities can improve regional mobility and move us toward a comprehensive regional rapid transit system. The District has a number of corridors slated to be part of the priority bus improvements including: 14th Street, 16th Street, Georgia Avenue, H Street/Benning Road, Wisconsin Avenue, and the Theodore Roosevelt Bridge. The District received the full funding request of \$13.6 million to complete the improvements for the bus corridors.
- The Office of Planning has completed the citywide Streetcar Land Use Study. The streetcar is a significant infrastructure investment for the city with the goals of improving connectivity, enhancing transit services, providing additional transportation choices for District residents, encouraging greater transit use, and using this new investment to revitalize neighborhoods and create more walkable, vibrant, amenity-rich communities. The District Department of Transportation (DDOT) is leading the system planning, design, financing and operations and construction of the streetcar and has established an aggressive planning and implementation schedule. OP is working closely with DDOT to analyze the benefits and challenges of streetcar service on the routes recommended in the 2005 District of Columbia Alternatives Analysis (DCAA). The Land Use Study includes an analysis of land uses within ¼ mile of the proposed 37-mile streetcar system, and assesses the benefits of the system for each corridor, such as improved access to jobs, schools, housing choices and premium transit, greater walkability, increase in tax revenue and value of existing and new property.
- The District has made great progress in encouraging bicycling and improving bike facilities. The city now has 50 miles of bike lanes and 56 miles of bike trails. The Office of Planning has worked closely with DDOT to promote the District's bikesharing program which is now a regional service. There are over 1,000 Capital Bikeshare Bikes in operation and over 100 Capital Bikeshare stations.

The success of the District's efforts to provide residents with convenient travel choices can be seen in the high rates of walking, bicycling and transit use and the decreasing rates of motor vehicle trips. Recent Household Travel Survey data (MWCOG. 2007/2008) reveals that transit, walk and bike trips account for 46% of all daily trips. Between 1994 and 2007 automobile driver trips have decreased from 44 percent to 37 percent of all daily trips.

Retail Development

Washington DC has many of the ingredients of a premier retail destination – a highly walkable city with increasing multi-modal transit access that is needed for urban shopping success; a strong customer base of residents, workers and visitors and disposable income growth; outstanding cultural amenities that help attract almost 20 million visitors a year; a center of regional economic activity that brings more than 400,000 workers into the city each day; and an evolving base of diverse retailers and vibrant retail districts. In many ways, the District is undergoing a retail transformation, as areas such as Gallery Place, Columbia Heights and Petworth attract new retailers and develop new retail identities. However, there is still progress to be made, particularly given the current challenged retail environment. Residents continue to spend more than \$1 billion annually on goods and services outside of the District, and many neighborhoods could benefit from improved retail options.

The Retail Action Strategy examined twenty retail neighborhoods in the District with a view to promoting vibrant commercial districts that offer a broad range of businesses; matching retail opportunities with neighborhood needs; recapturing the spending leakage to other jurisdictions; creating expanded opportunities for small and local retailers; building upon and supporting other public efforts; and helping guide private retail investments. The areas studied include those that are

not meeting the retail needs of residents, and those that are experiencing substantial transition in terms of development and market focus. The assessment reviewed existing and projected retail demand, the strengths/opportunities and weaknesses/threats present in each retail neighborhood and a land use analysis to assess physical constraints to retail development. Proposed strategies include improving the tenant and merchandising mix in retail neighborhoods, helping existing businesses effectively reposition and upgrading commercial districts (e.g. streetscape) in order to attract customers and capture more expenditures. The study also seeks to cultivate new markets and expand the customer base through unique and innovative retailing approaches.

Using Data to Inform Planning

Neighborhood Indicators

State of Washington, D.C.'s Neighborhoods 2010 is a comprehensive look at the District's neighborhoods across many indicators. The District of Columbia has undergone significant change over the past ten years with unemployment caused by the national recession, volatile housing costs, and changing demographics. The report completed by the Urban Institute (<http://www.urban.org/>), looks at a variety of different indicators that cover the economy, health, education, environment, transportation and others.

The purpose of the report is to help residents and government leaders understand how the District's neighborhoods are changing and if they are getting better or worse. The report uses some basic broad indicators to measure change, but more importantly, it tries to give some context behind some of the major shifts.

Important trends of the report include:

- Increasing District employment after the national recession ended. However, certain neighborhoods suffer from very high rates of unemployment.
- Increases in the percent of households earning more than \$75,000 per year (adjusted for inflation).
- Recent increases and geographic shifts in Temporary Aid to Needy Families and Food Stamps.
- A percentage change in who is buying homes in DC toward middle and higher income households. Low Income households purchased roughly the same number, but dropped as a percentage of the total.
- High rates of foreclosures in certain neighborhoods, with many bank owned homes concentrated in Ward 7 and 8.
- Higher performing schools tend to be in neighborhoods with the fewest school age children.
- An increase in rate of births in the city and particularly in Ward 4.
- General decreases in crime citywide, but increases in certain types of crime in some neighborhoods.
- The success of revitalization efforts in downtown and near the baseball stadium.

The report updates and expands on the 2008 Neighborhood Indicators report by adding several new measures including measures of environmental sustainability and access to public transportation.

The study presents the data for both the Wards and the 39 Neighborhood Clusters. Unlike Ward boundaries, which change every 10 years due to population shifts identified by the Census, neighborhood cluster boundaries are constant. This allows for accurate and direct comparisons over time of performance indicators in neighborhood clusters.

GSA Study

The Office of Planning completed and presented the report entitled “Workforce Housing, Transportation, and Employment Decisions: Implications for Siting Future Federal Facilities.” This report was commissioned by the General Services Administration (GSA) to analyze federal workforce housing and transportation preferences and trends in the Washington-Baltimore Metropolitan Region to inform siting of future federal buildings. The findings will provide GSA with the critical understanding of the transportation and housing preferences of the future anticipated federal workforce and better inform decisions about the locations of federal facilities that will draw appropriate workers, that will meet the needs of the future workforce, and that will have positive implications for the region over the long term.

Notable conclusions from the study of “Workforce Housing, Transportation and Employment Decisions” include:

- Analysis of the average cost of housing in the four neighborhood types across the region shows that the greatest number of low cost housing units is found in urban neighborhoods and the greatest number of high cost housing units is found in inner suburbs.
- Federal workers exhibit differences in commuting behavior compared to non-federal workers in the region. Federal workers commute longer distances (average commute distance of 14.4 miles), across all modes, than their non-federal counterparts (average commute distance of 10.7 miles).
- All workers who commute by personal auto (driving alone or carpooling) have an average commute of approximately 2 miles longer (mean of 13.3 miles) than those who commute by alternate means (mean of 11.5 miles).
- Federal workers have higher rates of transit use, carpooling, and walking/biking; federal workers are more than twice as likely as non-federal workers to use public transit as their usual commute mode (28% transit mode share compared to 10%).

Housing and Transportation Index

In 2011, OP in cooperation with the Chicago-based Center for Neighborhood Technology (CNT: www.cnt.org) completed the study *H+T in DC: Housing + Transportation Affordability in Washington, DC*. The report investigates how neighborhood characteristics such as proximity to jobs and access to transit vary across the region and affect household transportation costs.

The study estimated that a typical household⁸ will spend an average of between \$8,500 to as much as \$25,000 per year on household transportation costs depending on the characteristics of their neighborhood. Transportation costs are made up of cost of owning a car, the number of miles driven annually, and transit usage. Most of the actual household costs range within a neighborhood due to the number of cars a household will need to get work, shopping and other activities.

In the District, the average annual cost across all neighborhoods was \$11,064 compared to an average of \$14,952. In other words living in the District can on average save a household almost \$3,900 per year. The savings is even greater in the neighborhoods close to downtown. Transportation costs vary as a percent of income throughout the District and within the Beltway. Neighborhoods like Dupont Circle, Shaw, Truxton Circle, and Lincoln Park offer the lowest transportation costs. In those neighborhoods and in others in the District, low transportation costs can balance the high cost of housing in those neighborhoods.

⁸ Defined as a household of 2.65 people, with 1.37 commuters, and earning \$87,623 per year.

The study found that the most important neighborhood characteristics in keeping transportation costs low include:

- Residential density;
- Proximity to transit and the access it offers;
- Proximity to jobs; and
- Density of the street grid.

OP is using the results of the study to test how future planning decisions can help to lower household transportation costs and to identify neighborhoods where affordable housing would help reduce the cost of both housing and transportation for lower income households and enable them to save more money for improving their lives.

Planning Tools

ZONING

Early History/1920 Zoning Ordinance

Washington was one of the first cities in the United States after New York (in 1916) to develop a comprehensive zoning ordinance. The Zoning Act of March 1, 1920 was adopted by the U.S. Congress, establishing zoning and the Zoning Commission in the District. The Zoning Commission consisted of the three members of the Board of Commissioners, who were appointed executives who governed the District, each in charge of specific departments. In addition, two other statutory members of the federal government were appointed to the Zoning Commission, the officer in charge of the buildings and grounds of the District of Columbia (which in 1934 became the head of the National Park Service) and the Superintendent of the U.S. Capitol Building and Grounds (later known as the Architect of the Capitol).

The original 1920 zoning ordinance had three types of controls with a map (or maps) depicting each one. The first map dealt with height districts and regulations pertaining to the heights within those districts. The second set of maps divided the city into four use districts -- residential, commercial one, commercial two, and industrial --with additional regulations added over time. The last set of maps depicted lot occupancy requirements by area districts.

Zoning Act of 1938 - Zoning Commission

The Zoning Act of 1938 was the next major legislative step regarding zoning in the District. The Zoning Act established the police powers of the Zoning Commission to regulate the height and bulk, location, uses, lot occupancy of buildings, and to divide these districts into zoned districts. Under the Act, Commissioners could also promulgate regulations in accordance with a Comprehensive Plan designed to lessen congestion in the street; secure safety from fire, panic, etc.; promote health and general welfare; provide adequate light and air; prevent undue concentration of population and overcrowding of land; advance health, safety, transportation, prosperity, civic activity, etc.; provide protection of property; and further economy and efficiency in the provision of public services.

Further, the Zoning Act provided that:

- Zone districts should be suitable to the character of the respective precincts and should encourage stability in districts and in land values;
- The Zoning Commission is required to hold a public hearing with at least 30-day notice before adopting any amendments;

- A favorable vote of a full majority of the Zoning Commission is required;
- The building height limits of the Height Act of 1910 cannot be superseded in zoning;
- A building permit is required in all cases to construct a building in the District;
- The Department of Consumer and Regulatory Affairs, an arm of the executive branch, has enforcement responsibility pertaining to zoning matters; and
- Federal public buildings are exempt from District zoning controls, except that the National Capital Planning Commission (NCPC) shall review and regulate such buildings.

Board of Zoning Adjustment

The Board of Zoning Adjustment (BZA) was created in 1938 to handle unusual situations regarding property and regulation. The five-member Board was established by law and consisted of three members residing in the District for at least three years (including at least one homeowner), one member of the National Capital Planning Commission (or a staff designee), and one member of the Zoning Commission (or a staff designee). Under the law, the Zoning Commission was empowered to provide general rules for the BZA. Further, the Act authorized the BZA to process three basic types of cases that it continues to hear today: variances, special exceptions, and appeals from administrative decisions.

1950 Comprehensive Plan

The 1950 Comprehensive Plan was the next major change in zoning procedure. The Plan suggested that the zoning regulations and map be completely overhauled and that new modern comprehensive districts be created for all parts of the city. It also noted that large areas of the District were poorly zoned as to existing use and planning objectives for the future, creating the danger of incompatible building types and excessive population density. The Plan recommended changing the zoning for the majority of commercial strips and replacing them with business centers with greater depths of lots for major modern buildings. It also recommended establishing approval standards for off-street parking and loading and recommended special treatment for large-scale residential developments of more than 10 acres.

Lewis Plan of 1956

The 1950 Comprehensive Plan was the impetus for the Lewis Plan of 1956, in which Harold Lewis, a planning and zoning consultant from New York, recommended a major zoning overhaul. Among other things, Mr. Lewis was concerned that the BZA had been acting in a legislative capacity, adopting so many variances and special exceptions as to be virtually functioning as the Zoning Commission. In addition to expressing these concerns, he called for a unified set of zoned districts based on the 1950 Comprehensive Plan. He further proposed a floor area ratio (FAR) system, a density device that would provide better control over specific density than the previous system, as well as design flexibility for architects and developers. In addition, Mr. Lewis proposed stricter parking requirements.

With the exception of the parking requirements, which were approved in 1956, the Zoning Ordinance of 1958 adopted most of Mr. Lewis's recommendations. The ordinance also created the Special Purpose (SP) Zone District, which established transition zones around the edge of central districts. It also adopted new regulations addressing light and air in building standards. Most importantly, it established the present system of basic zone districts.

Today, the Zoning Commission and BZA still operate pursuant to the basic tenets of the Zoning Ordinance of 1958 (with a number of amendments).

Reorganization Plan No. 3 of 1967

In 1967, the Board of Commissioners was abolished and a single appointed “Commissioner” and nine-member District of Columbia Council were established in its stead. The Commissioner, the Chairman of the Council, and the Vice-Chairman of the Council replaced the Board of Commissioners on the Zoning Commission. The officer in charge of the National Park Service (or staff member) and the Architect of the Capitol (or staff member) remained on the Zoning Commission.

Home Rule Act of 1973

Under the Home Rule Act, an elected Mayor and 13-member District of Columbia Council were established in lieu of the appointed Commissioner and nine-member Council. Further, the Zoning Commission was recognized as a Charter agency. The Home Rule Act established the Zoning Commission as a five-member body comprised of three local members appointed by the Mayor, the officer in charge of the National Park Service (or a staff member), and the Architect of the Capitol (or a staff member).

Office of Zoning Independence Act of 1990

In September of 1990, the D.C. Council passed the Office of Zoning Independence Act, which established the Office of Zoning, an independent agency responsible for providing professional, technical, and administrative support to the Zoning Commission and the Board of Zoning Adjustment. This Act became effective on October 1, 1991.

The Zoning Regulations and Zoning Map

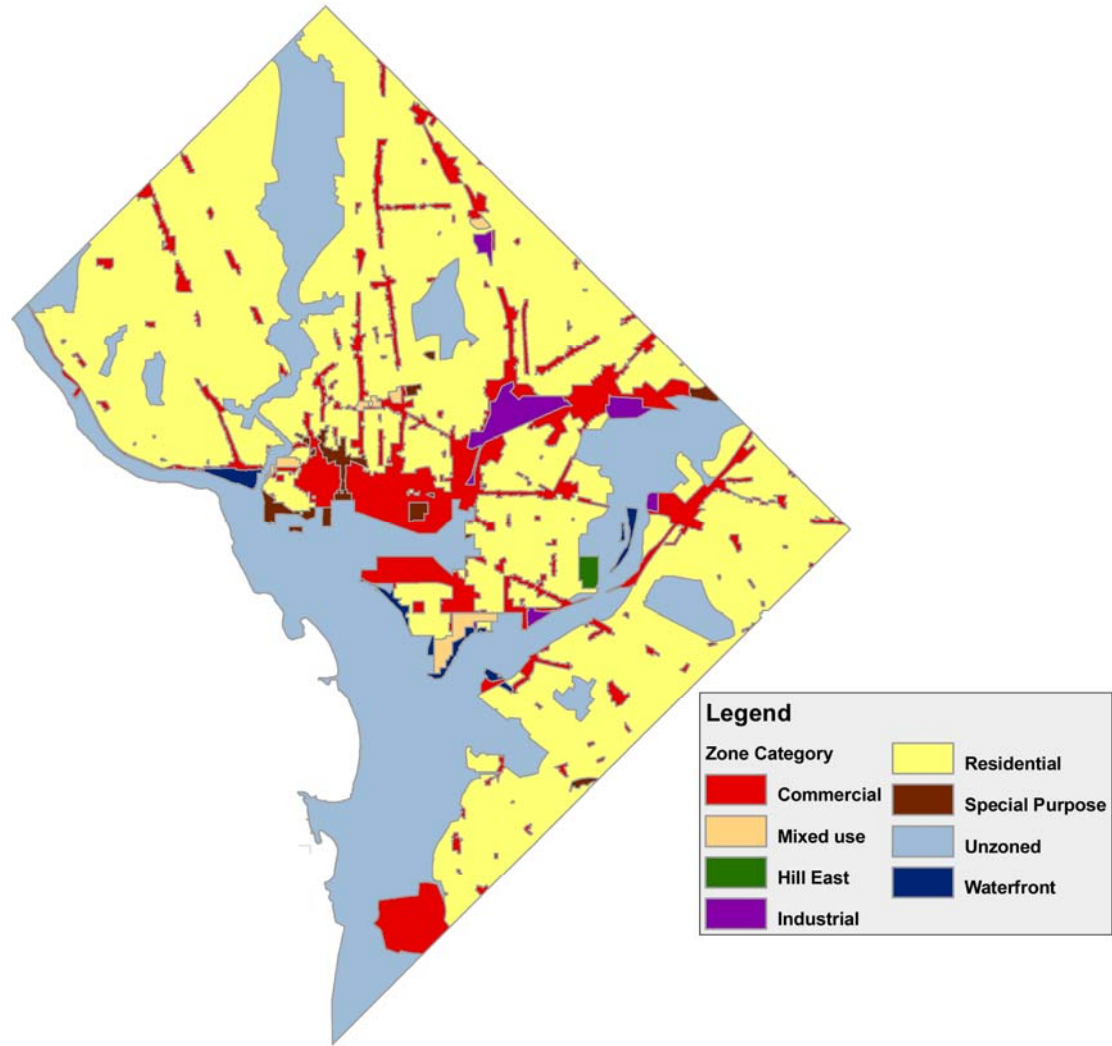
The Zoning Regulations (codified in DCMR Title 11) of the District of Columbia control land use, density, height, and bulk characteristics of property in the city. The District of Columbia Zoning Map identifies the designated zoning for all parcels of land in the city. All construction or rehabilitation on private land must conform to the requirements imposed by the Zoning Regulations and Zoning Map adopted by the Zoning Commission. Those pursuing projects that do not conform, however, may seek relief before either the Zoning Commission or the BZA.

The zoning controls of a particular zone district applicable to a property govern many aspects of use and development, including:

- Use of a property (e.g., home, store, office, industry, etc.);
- Maximum permitted building height;
- Maximum permitted building bulk or gross FAR, which is a general measure of building scale and intensity of use;
- Minimum lot area and width;
- Lot occupancy (i.e., the percentage of a lot that a building may cover);
- Size of the required side yards, rear yards, and courts; and
- Number of off-street parking spaces that are required to service the use, given its size and operating characteristics.

Map 3.1. Zoning Area by Category

Zone	Acres	Percentage
Commercial	4,748	10.8%
Mixed Use	227	0.5%
Hill East	70	0.2%
Industrial	492	1.1%
Residential	24,312	55.4%
Special Purpose	357	0.8%
Unzoned	13,382	30.5%
Waterfront	258	0.6%
TOTAL	43,846	100.0%



The Zoning Process

Any person or organization seeking to undertake new construction in the District of Columbia or to make repairs, alterations, or additions to existing buildings should consult with the Department of Consumer and Regulatory Affairs (DCRA) to determine whether the proposed project conforms to the applicable zoning requirements. If the proposed project conflicts with the Zoning Regulations or the Zoning Map, the Zoning Administrator (ZA), who is part of DCRA and has the authority to interpret and administer the Zoning Regulations as adopted by the Zoning Commission (ZC), will determine the required zoning relief. The person or organization may at that time: (1) modify the proposed project to conform to the Zoning Regulations and the Zoning Map; (2) appeal the ZA's decision (with cause) to the BZA; or (3) apply for relief from the ZC or the BZA.

Appropriate relief involving an amendment to the Zoning Regulations or the Zoning Map, an air rights development, or a Planned Unit Development (PUD) requires approval by the ZC, while variances, special exceptions, and appeals from administrative decisions regarding zoning are primarily handled by the BZA. The BZA also undertakes special reviews of proposed chancery development for facilities proposed to be located in certain mixed-use areas of the city.

Players in the Zoning Process

The Applicant seeking zoning relief is the key player in the zoning process. The applicant may be an individual, a business or corporation, or a community organization. Public agencies and the ZC itself may also initiate a zoning change. Attorneys, architects, private planners, and other consultants (such as urban planners, landscape architects, traffic engineers, and real estate economists) often play important roles in the zoning process. Some zoning cases are relatively straightforward, and applicants may prepare and present their own case. Because zoning is often complex, however, Applicants typically hire professionals, such as architects or law firms who specializes in zoning and land development, to represent them.

The Zoning Commission (ZC) is a five-member quasi-judicial body created by the Zoning Act of 1920, as amended, and charged with preparing, adopting, and subsequently amending the Zoning Regulations and Zoning Map. The ZC also hears Planned Unit Development (PUD) cases -- a planning tool which allows a project greater development flexibility and other incentives, provided that the project offers a commendable number or quality of public benefits and that it protects and advances public health, safety, welfare, and convenience. In addition, the ZC hears air rights and campus plan cases. Three members of the ZC are residents of the District of Columbia appointed by the Mayor and confirmed by the Council. The fourth member of the ZC is the Architect of the Capitol (or his/her designee). The fifth member is the Director of the National Park Service (or his/her designee).

The Board of Zoning Adjustment (BZA) is a five-member quasi-judicial board created by the Zoning Enabling Act of 1938, as amended, and charged with hearing cases related to variances, special exceptions, and appeals of administrative decisions related to zoning. The BZA also hears Foreign Mission cases and civil infractions. Three members of the BZA are residents of the District of Columbia appointed by the Mayor and confirmed by the Council. The fourth member of the BZA is a designee of the National Capital Planning Commission (NCPC). The fifth member is a rotating member of the ZC.

The Office of Zoning (OZ) is an independent District agency created by the Office of Zoning Independence Act of 1990 to provide professional, technical, and administrative assistance to the ZC and the BZA in support of their oversight and adjudication of zoning matters in the District. OZ receives and processes zoning related applications, whether for a zoning change handled by the ZC or for relief from a zoning regulation provision handled by the BZA. OZ schedules ZC and BZA public meetings and hearings and provides follow-up information on their actions and decisions. OZ coordinates the zoning process with the Office of Planning and other District and Federal agencies. OZ maintains and updates the Zoning Regulations and the Zoning Map. The agency prepares records of appealed ZC and BZA cases for the courts and handles all administrative matters associated with the daily functioning of the office. OZ provides information to members of the public, Advisory Neighborhood Commissions, and community groups about District zoning procedures, the Zoning Regulations, the Zoning

Map, the zoning of specific properties, and the status of cases pending before the ZC and the BZA. OZ also consults with the Office of the Attorney General (OAG) regarding legal issues and monitors the District's legislative process to keep the ZC and the BZA apprised of matters affecting zoning.

The Office of Planning (OP) is the central planning agency for the District of Columbia. The Comprehensive Plan Implementation Section prepares zoning text and zoning map amendments for submission to the ZC in order to implement the Comprehensive Plan through the Zoning Consistency Program. This ongoing program, which began in 1992, is intended to make the zoning text and map not inconsistent with the Comprehensive Plan. The Zoning Services section reviews applications for amendments to the Zoning Regulations or Zoning Map (which come before the ZC) or for variances or special exceptions (which come before the BZA). OP submits written recommendations to the ZC and BZA on these matters, which are given "great weight" by the ZC and BZA.

As part of the zoning process, OP may coordinate comments from other District agencies, including: the District Department of Transportation (DDOT), Department of Public Works (DPW), Department of Health (DOH), Department of Human Services (DHS), Department of Housing and Community Development (DHCD), and the Office of the State Superintendent of Education (OSSE).

Advisory Neighborhood Commissions (ANCs) are comprised of officials elected by their neighbors to provide formal citizen participation and review at the neighborhood level. All zoning applications to the ZC and the BZA are referred to the appropriate ANC and Single Member District Commissioners. In accordance with the Advisory Neighborhood Commission Act, the recommendations of the ANCs are given "great weight" in the zoning process provided certain criteria are met.

The Office of the Zoning Administrator (ZA) (within the Department of Consumer and Regulatory Affairs (DCRA)) is responsible for administering and enforcing the Zoning Regulations as well as ZC and BZA orders. The ZA is responsible for zoning code compliance and assuring the correct permit(s) and certificate(s) of occupancy have been obtained. The ZA also handles illegal construction, certificates of occupancy, and code enforcement.

The National Capital Planning Commission (NCPC), the central planning agency for the federal government, reviews amendments to the Zoning Regulations and the Zoning Map, as well as PUDs, approved by the ZC to determine if they have an adverse effect on the "federal interest" or are inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

The Architect of the Capitol (AOC), the federal government official in charge of the Capitol grounds, reviews special exception applications in the Capitol Interest Overlay District.

The Office of the Surveyor (within DCRA) maintains the legal records of all plats and subdivisions of private and District-owned property.

The Office of Tax and Revenue (OTR) maintains information on real property values, tax assessments, and other real property information.

The Office of Foreign Missions of the United States Department of State determines the federal interest in its participation in proceedings relating to chanceries before the ZC and BZA.

Zoning Commission Actions

Map Amendments - Upon review of a proposed project, the ZA may determine that the project conflicts with the land use(s), height, density, bulk, etc. permitted by the zone district covering the site. In that event, the affected property owner may seek permission from the ZC to develop the proposed project by

filing a Map Amendment application with the ZC. Because a Map Amendment often pertains to larger areas beyond one property, it may be initiated by petition from the public, including public agencies such as OP.

Text Amendments - Applications to change the text of the Zoning Regulations may be filed with the ZC. A text amendment may change the development standards in one or more zone districts, as well as any procedural items contained in the Zoning Regulations. A text amendment may be filed by an individual, a business or corporation, or a community organization. Public agencies may also petition for a text amendment.

Air Rights Development in Public Space - Requests for renting or otherwise using the space above or below streets and alleys in the District of Columbia, under specified conditions, are referred to the ZC by the Building and Land Regulation Administration within DCRA. The ZC follows the identical process used for consideration of a proposed Map Amendment when reviewing applications for air rights development.

Planned Unit Development (PUD) - A PUD is a planning tool that allows a developer greater flexibility in site planning and building design, provided the project offers a commendable number or quality of public benefits and that it protects and advances public health, safety, welfare, and convenience. This flexibility permits the developer to incorporate amenities in the project that exceed those that could have been achieved under the general provisions of the Zoning Regulations. When a project is designated a PUD, the ZC usually mandates the development of standards specifically tailored to the project.

Campus Plans - Large institutions, such as colleges and universities, are required to prepare and submit a plan to the ZC for approval. After a “campus plan” is approved, future development of the “campus” must be in accordance with the plan. A campus plan is treated in the same manner as a Special Exception (detailed below).

Board of Zoning Adjustment Actions

Variances - The BZA is authorized to waive strict application of any part of the Zoning Regulations where, due to an exceptional situation, adherence to the language of the Zoning Regulations results in “exceptional practical difficulties or exceptional and undue hardship” upon a property owner. In most cases, difficulty or hardship results from physical characteristics that make the property unique or difficult to use. The BZA must determine that granting the request would not cause substantial detriment to the public good and would not be inconsistent with the general intent and purpose of the Zoning Regulations.

Special Exceptions - A Special Exception may be granted for a particular use of land or for a particular building. In general, a Special Exception is a conditioned permitted use in a particular zone district. The use is permitted provided certain specific criteria are met. The Zoning Regulations contain standards for the BZA to consider when deciding whether or not a particular Special Exception should be granted.

Non-Conforming Uses - A Non-Conforming Use is an existing use of land or structure that was once permitted under the Zoning Regulations, or that pre-existed the Zoning Regulations, but is no longer permitted under current Zoning Regulations. Such a use may be continued but is controlled to a greater degree than a use affirmatively permitted by the Zoning Regulations. The Zoning Regulations give the BZA the authority to allow the expansion of such a use under certain circumstances and to allow certain changes in the use itself. The substitution of a use may also be permitted.

Zoning Appeals - The BZA is authorized to hear an Appeal when it is alleged that the decision of any administrative officer or body related to the enforcement or administration of the Zoning Regulations erred or was otherwise incorrect. In most cases, it is the decision of the ZA that is appealed to the Board.

Foreign Missions - Under the Foreign Missions Act of 1982, chanceries are permitted as a matter-of-right use in Commercial, Industrial, Mixed Use, and Waterfront Districts. In all other areas, including the Mixed-Use Diplomatic Overlay District, the BZA has the authority to “disapprove” or veto a proposed chancery location or expansion.

Civil Infraction Appeals - Under the Civil Infractions Act of 1985, the BZA is authorized to hear administrative appeals from the decision of an administrative law judge involving the Zoning Act of 1938 or the Zoning Regulations.

2011 Zoning Ordinance Comprehensive Review and Update

The current Zoning Ordinance of the District of Columbia was approved in 1958, making it the second oldest zoning code in the country, second only to Philadelphia. Many of the problems with the current regulations are the result of outdated terms, outdated technological expectations, and outdated policy orientations such as those that give priority to the automobile as opposed to the pedestrian. For several years, the District has seen a steady increase in the number of text and map amendments presented to the Commission. New overlay requests, zoning consistency actions and changes to the text are increasingly common.

The countless amendments to the ordinance over the last half century have served to keep the regulations relevant. However, piling amendment on top of amendment over the years has problems of its own. Even the simplest of text amendments have become extremely complicated as 50 years of changes have made it very difficult to cross-reference interwoven sections and prevent unintended consequences. All of these issues have led to the recognition that an overhaul of the zoning code is needed. The 2006 Comprehensive Plan calls for “substantial revision and reorganization [of the Zoning Regulations], ranging from new definitions to updated development and design standards, and even new zones.” OP has committed to undertake this effort and is leading the public review of the zoning regulations.

Review Process

Review of the DC Zoning Regulations has been divided into 20 subject areas. Each subject area was reviewed separately by a public working group that met for one to four months, depending on the complexity of the issue. After working group review, recommendations for each subject area have been further reviewed by the Zoning Review Taskforce. The Taskforce is made up of community representatives appointed from all parts of the city by DC Council members, as well as government officials and building industry representatives. After Taskforce review, OP presented recommendations for each subject area to the Zoning Commission. The Zoning Commission will consider the proposed new code in total during the fall of 2011 and schedule public hearings for the winter/spring of 2012. OP will hold community education meetings in each ward on the new code before the public hearings.

Comprehensive Plan Amendment Cycle

The Comprehensive Plan of the National Capital is comprised of two parts—the District Elements and the Federal Elements. The District’s Comprehensive Plan (Comp Plan) constitutes the District Elements and is the 20-year blueprint for the city. The Comp Plan establishes a vision of the future and includes goals, policies and over 600 action items for topics such as affordable housing, sustainability, retail development, community services and facilities, neighborhood conservation and transportation.

The 2006 Comp Plan provides guidance on monitoring, evaluating and amending the Comp Plan. It recommends that the first amendment cycle be initiated in 2008-2009, approximately two years after the 2006 revision, for two reasons: 1) to correct any errors and address other unanticipated issues associated with the

new language, and 2) to make the amendment cycle fall appropriately between election cycles. Generally, proposed amendments should reflect significant changes and/or new policy since the 2006 Comp Plan was approved, such as:

- Corrections to errors in the text, or to the Future Land Use Map or the Generalized Policy Map
- Consistencies with an approved small area plan, or an approved federal master plan (e.g., Armed Forces Retirement Home Master Plan)
- Transportation/Transit initiatives
- Retail & Creative Industry development, including Green Job creation/training
- Green/Sustainability policies (the District Department of the Environment was created a few months prior to the Comp Plan adoption in 2006)
- Adaptive re-use of District-owned facilities and infrastructure

The Amendment Cycle started in April 2009 and was completed in April 2011. OP launched the Amendment Cycle with a series of public meetings and “drop-in” office hours in Spring 2009. A Draft Amendment Report was issued on September 8, 2009. The Mayor officially transmitted a set of amendments to Council on June 17, 2010, as Bill 18-867, “The Comprehensive Plan Amendment Act of 2010.” Council held a Committee of the Whole Public Hearing on September 28, 2010. During and after the hearing, additional amendments were submitted by District agencies, members of the public and Council Members. Council took a final vote on November 23, 2010. The amendments were transmitted to NCPC for review in December 2010. NCPC approved the amendments on January 6, 2011. The Amendments bill, Bill 18-867, was enacted on January 20, 2011 and became effective law on April 8, 2011. The final number of amendments included the following:

- Text – 123
- Map – 54
- Total Approved Amendments – 177

Capital Planning

Capital improvement planning (CIP) is one of the primary implementation tools for the Comprehensive Plan. The Comprehensive Plan recommended that OP “ensures adequate staffing is in place and is available to support the CIP process.” In 2008, OP established a new Capital Planning Unit (CPU) staffed by a manager and a facilities planner. Capital Planning Unit is defined by a set of principles and thorough analysis that educates and informs client agencies. Through capital planning, OP encourages greater inter-agency cooperation that will 1) facilitate greater innovation, 2) achieve better neighborhood outcomes, 3) encourage public/private partnerships and 4) promote agency efficiencies. CPU works with willing agencies to: develop and refine facilities master plans, capital budgets and capital improvement plans; discover opportunities to share facilities or programs; analyze zoning; and link investments to the achievement of agency performance goals. CPU efforts are geared towards supporting key policies and initiatives such as the Comprehensive Plan implementation, neighborhood Small Area Plan implementation and co-location/joint-use development. CPU has completed and/or is currently assisting various agencies with the following facilities related projects:

- DC Public Libraries (DCPL)
 - DCPL commenced development of a Services and Facilities Plan in late 2009 and it was completed in Summer 2011 – strategy document that explores the future services and facilities needs of DCPL. OP completed an analysis including a series of maps, examining library branch locations with respect transportation, school enrollment, and development activity.

- Department of Parks and Recreation (DPR)
 - DPR revised and submitted a Statewide Comprehensive Outdoor Recreation Plan (SCORP) in 2010 – strategy document that outlines an overview and condition of parks, recreation facilities and their programming needs
 - OP researched and wrote a new section on wetlands protection and prioritization for the document, in collaboration with staff from DDOE in August 2010. By completing and submitting this document to the National Park Service (NPS), the District was able to save \$250,000 in federal funding from being returned to NPS and remain eligible for future funding. The District’s SCORP was approved by NPS in August 2011

- DC Fire and EMS Department
 - OP provided mapping services that detail major development clusters and population growth in DC
 - OP conducted Rapid Response planning to provide Fire & EMS with conceptual design documents and cost estimates that could be used to secure additional predevelopment and construction financing to develop their Fire Education Center project that will return an underutilized site to productive use. OP worked with Fire & EMS from December 2010 to March 2011

- DC Public Schools
 - OP completed demographic reports and maps for Turner ES, Green ES and Malcolm X ES in July 2010
 - OP completed demographic reports and maps for Van Ness ES, Tyler ES and Amidon-Bowen ES in January 2011
 - DCPS is using this information for their enrollment and facilities planning purposes

- Deputy Mayor for Education (DME)
 - DME formed an Education Facilities Taskforce in April 2011, that includes OP, to assist with school facilities analysis for capital improvement planning and master facilities planning
 - OP is conducting analysis on development activity, population and demographics
 - OP is providing mapping services on data analysis for schools citywide and will provide support with community outreach and involvement

Geographic Information Systems (GIS) and Information Technology (IT)

Geographic Information Systems (GIS) and Information Technology (IT): *Seeing* key information about the District – on maps, in reports, and on the Internet -- is essential for planning. *Analyzing* it is important too. OP has long recognized the importance of high-quality mapping and spatial information for DC, and has been a leader in developing tools to make this information available to everyone efficiently. Our 5-person GIS/IT unit makes it possible for OP’s entire planning staff to be effective mapmakers as well as effective users of standard office software and agency databases. This group also assists other agencies with GIS tasks and provides maps directly to the public on request.

Toolmaking: off-the-shelf professional GIS software has powerful mapmaking capabilities but can be time-consuming to use. Simpler products like Google Maps are great for what they do, but they don’t do everything that citizens and government customers need to manage spatial information for the District. The *OP Tools* software developed in-house by OP staff makes it practical for our planning professionals to use the powerful visualization and mapping functions of professional GIS software effectively in their day-to-day work. Finding key information, displaying it well, and keeping track of the many maps we make are all much easier using these *OP Tools*. (The Office of the Chief Technology Officer’s DCGIS program uses our tools as the basis for the ones they now distribute to all DC agencies, and we are leading the effort to build the next generation of these tools for our own needs and to meet the needs of others across DC government.) OP continues to innovate, developing attractive web-based tools that leverage the power of GIS for everyone. For example,

<http://PropertyQuest.dc.gov> provides essential information on historic resources and much more. That tool is based on Adobe Flash Builder, a best-of-breed “Rich Internet Application” technology, and is used thousands times each month by our customers. Our experience with *PropertyQuest* allowed us to quickly produce the *ReWard* software was used by Council to revise DC’s Ward boundaries in 2011. We develop our tools using in-house staff rather than consultants precisely to make this kind of thing possible -- so the knowledge accumulated through each project remains within DC Government and can be applied to future projects.

Integrating and Analyzing Data: Internet mapping services like Google Maps and Bing make it easy to put dots on a map, but often that doesn’t tell the whole story. OP’s dedicated GIS/IT team uses advanced analytical techniques to help evaluate neighborhood walkability, potential impacts of new development on existing views within the city, and more. Our full-time cartographers (professional mapmakers) are experts at ensuring that the key information for each map is communicated clearly and accurately. Because we do this work often and in detail, we get to know the limitations of the various available data sets and commonly help other agencies improve theirs. In addition to making maps with Census data, land use information, and data from other sources, we now integrate increasing amounts of operational data into databases for mapping. This will allow analysts inside and outside of OP to track our agency’s work and the impact it has on the City. This parallels our work to create a database that tracks DC’s progress on implementing each of each of the recommendations contained in the Comprehensive Plan for the District of Columbia and the various Small Area Plans.

Mapping for OP and Others: It isn’t enough for OP to have the maps it needs. All participants in the planning process need access to the same kinds of information, and Internet mapping often isn’t enough. OP’s GIS/IT team assists other agencies with sophisticated mapping and analysis tasks as needed, especially in our work to assist those agencies with tasks related to capital facilities planning. We also post maps on our web site and produce high-quality maps of all sizes for citizens and others on request at nominal costs. A map request form is on our web site <http://planning.dc.gov>, or customers may call our switchboard at (202) 442-7600. We make thousands of unique maps each year, and track each one of them so that they can be retrieved and updated as needed over time.

Information Technology: OP’s GIS/IT group strives to leverage technology to improve agency effectiveness, and to rely on centralized resources where appropriate. All of our efforts are guided by formal IT planning. We use tracking systems extensively in our work, tracking the map requests we receive and the maps we make, work flowing through our own office and progress by DC government in implementing the recommendations of the plans we have published. We maintain a detailed agency Intranet site hosted by Google as a shared knowledgebase for reference and for training; because staff can access this site from anywhere with Internet access, this provides resilience for our agency in the event natural or man-made disasters. We build and host databases of information on historic resources, census data, land use and more. We maintain a small set of dedicated servers for our agency’s high-volume GIS, database, and graphics-intensive document needs, but take advantage of central data center resources where that makes sense, as for email. We use advanced techniques to administer OP’s desktop PCs efficiently, but leave day-to-day PC support tasks to the Office of the Chief Technology Officer (OCTO) central help desk. All of OP’s files are stored on servers that are backed up multiple times daily and are indexed for easy search and retrieval. We use centrally-managed email services provided by OCTO, and contract with an outside vendor for a service to facilitate exchange of very large files.