

## Chapter 2

### District-wide Planning

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## Planning Process

More than two centuries ago, George Washington commissioned Pierre L'Enfant to plan a new national capital on the banks of the Potomac and Anacostia Rivers. L'Enfant and surveyor Benjamin Banneker designed Washington's unique diagonal and grid system and sited some of America's most important landmarks, including the U.S. Capitol and the White House. A century later, the US Congress asked the McMillan Commission to transform Washington into a world class capital city. The Commission responded with a grand plan to beautify the District with the National Mall, many neighborhood parks and an expanded Rock Creek Park.

Today, the L'Enfant and McMillan Plans are regarded as major milestones in Washington's history. The plans of the mid- to late- 20th century are less celebrated, but are no less important. In 1924, federal legislation created the National Capital Park and Planning Commission. Its initial focus was on city parks and playgrounds but soon expanded to include land use, transportation and public facilities. The commission produced a Comprehensive Plan in 1950, another in 1961 and another in 1967. These plans proposed radical changes to the city's landscape, including freeways and "urban renewal." The mid-century Comprehensive Plans were largely driven by federal interests and a desire to retain the beauty and functionality of Washington as a capital city.

In 1973, the federal Home Rule Act designated the mayor to serve as the city's principal planner. The Comprehensive Plan was divided into "District" Elements to be prepared by the District's Office of Planning, and "Federal" Elements to be prepared by the National Capital Planning Commission (NCPC). The first Comprehensive Plan of the Post-Home Rule era, containing both District and Federal Elements, was completed in 1984. Between 1984 and 2005, the District Elements were amended four times. A 1985 amendment added the Land Use Element and Maps. The 1989 and 1994 amendments added Ward Plans to the document, roughly tripling its size. The 1998 amendments included a variety of map and text changes to reflect then-current conditions. A new version of the Federal Elements, meanwhile, was prepared by NCPC in the early 2000s and approved in 2004.

During the past six years, the District has moved into a new era of urban planning, headlined by neighborhood plans, corridor studies, the Anacostia Waterfront Initiative and the citywide Vision for Growing an Inclusive City. The vision is symbolic of a new philosophy about planning in the city, which has been carried forward into the new Comprehensive Plan (which was approved by the Council in 2006). The plan's overriding emphasis is on improving the quality of life for current and future residents of the District of Columbia.

The mission of 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 US Census data. OP is organized into five divisions, namely Neighborhood Planning, Citywide Planning, Historic Preservation, Development Review and Revitalization and Design.

## 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 as noted above: 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.

Section 1-301.62 of the DC Code states that:

The purposes of the District Elements of the Comprehensive Plan for the National Capital are to:

- (a) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development;
- (b) Guide executive and legislative decisions on matters affecting the District and its citizens;
- (c) Promote economic growth and jobs for District residents;
- (d) Guide private and public development in order to achieve District and community goals;
- (e) Maintain and enhance the natural and architectural assets of the District; and
- (f) Assist in the conservation, stabilization and improvement of each neighborhood and community in the District.

The DC Code broadly defines the plan's scope. Section 1-204.23 states that the comprehensive plan "may include land use elements, urban renewal and redevelopment elements, a multi-year program of municipal public works for the District, and physical, social, economic, transportation and population elements."

## **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 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 years ahead.

### **Three “Tiers” of Planning**

Since the late 1980s, the District has maintained a three-tiered system of city planning comprised of:

- (a) Citywide policies
- (b) Ward-level policies
- (c) Small area policies

In the past, the Comprehensive Plan has been the repository for the citywide and ward-level policies. The small area policies, meanwhile, have appeared in separately bound “Small Area Plans” for particular neighborhoods and business districts. As specified in the city’s municipal code, Small Area Plans provide supplemental guidance to the Comprehensive Plan and are not part of the legislatively adopted document.

The 2006 Comprehensive Plan retains three geographic tiers but incorporates a number of changes to improve the plan’s effectiveness and readability. Probably the most important change is the replacement of “Ward Plans” with “Area Elements.” While ward plans were an effective way to express local priorities within the comprehensive plan, the boundaries changed dramatically in 1990 and 2000 due to population shifts. Redistricting will occur again after the Censuses in 2010, 2020 and so on. Moreover, the city’s wards are drawn to ensure an equal number of residents in each Council district rather than to provide a coherent rationale for planning the city. Thus, places like Downtown Washington (divided by a ward boundary) and the Anacostia River (divided by four ward boundaries) have been covered in multiple places in past comprehensive plans. This has resulted in redundancy and fragmented policies for many of Washington’s most important places.

#### ***Tier One: The Citywide Elements***

The Comprehensive Plan includes 13 Citywide Elements, each addressing a topic that is citywide in scope, followed by an Implementation Element. The elements are listed below:

- Framework (setting the plan’s guiding principles and vision)
- Land Use
- Transportation
- Housing
- Economic Development
- Parks, Recreation and Open Space
- Educational Facilities
- Environmental Protection
- Infrastructure
- Urban Design
- Historic Preservation
- Community Services and Facilities
- Arts and Culture
- Implementation

### ***Tier Two: The Area Elements***

The Comprehensive Plan includes ten Area Elements. Taken together, these ten areas encompass the entire District. The Area Elements are listed alphabetically below:

- Anacostia Waterfront
- Capitol Hill
- Central Washington
- Far Northeast and Southeast
- Far Southeast and Southwest
- Mid-City
- Near Northwest
- Rock Creek East
- Rock Creek West
- Upper Northeast

The Area Elements focus on issues that are unique to particular parts of the District. Many of their policies are “place-based,” referencing specific neighborhoods, corridors, business districts and local landmarks. However, the policies are still general in nature and do not prescribe specific uses or design details. Nor do the Area Elements repeat policies that already appear in the citywide elements. They are intended to provide a sense of local priorities and to recognize the different dynamics at work in each part of the city.

**Map 2.1:  
Area Elements**



### ***Tier Three: The Small Area Plans***

As noted above, Small Area Plans are not part of the Comprehensive Plan. As specified in the DC Code, Small Area Plans supplement the Comprehensive Plan by providing detailed direction for areas ranging in size from a few city blocks to entire neighborhoods or corridors. In the past, Small Area Plans have been prepared for places in the city where District action was necessary to manage growth, promote revitalization or achieve other long-range planning goals. Examples include the H Street, NE corridor, the Takoma Metro station area and the Shaw/Convention Center area. Small Area Plans are adopted by the DC Council by resolution. The Comprehensive Plan is adopted in a different manner – by legislation – and becomes part of the DC Municipal Regulations.

## **Planning to the District's Competitive Strengths**

### **A Green City**

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

- The Green Building Act
- The Clean and Affordable Energy Act
- The establishment of the District Department of the Environment
- The greening of the building code

### **Sustainability**

The Office of Planning (OP) will focus on several green initiatives in fiscal year 2010 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:

- Increasing alternative 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
- Updating the comprehensive plan to document the demographic, economic and environmental changes since the plan's completion in December 2006, including many new green goals and objectives for the City
- 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

The new federal administration and the American Recovery and Reinvestment Act of 2009 have provided our city with a great opportunity to jump-start investments in green building, green job training and green business development. With the continuing leadership from Mayor Fenty and the Council of the District of Columbia, the District will do more than just participate in the greening of our economy; we will help lead the change.

## Green Collar Jobs Initiative

The Green Collar Jobs Initiative is a cooperative effort among the District of Columbia government, for-profit entities, non-profit organizations and academic institutions to help prepare District residents and businesses to take advantage of the growing green sector of the economy. With the leadership of Mayor Fenty, the Department of Employment Services, Department of the Environment, Department of Small and Local Business Development and Office of Planning are the agencies in charge of the effort, working with partner organizations to help residents and local businesses fill the increasing demand for more environmentally-sustainable construction and development.

Green collar jobs are employment opportunities in emerging environmental industries, as well as conventional businesses and trades, created by a shift to more sustainable practices, materials and performance. Specifically, a green collar job includes both lower and higher skilled employment opportunities that directly result in the restoration of the environment, increased energy efficiency, clean energy generation, the creation of high performing buildings and the conservation of natural resources.

With the passage of the Green Building Act of 2006 and several other upcoming public policy initiatives, there will be a substantial increase in the need for a green labor pool capable of filling the demand. In February 2009, the District completed a green jobs demand study to determine the potential impact on job opportunities that current laws, policies and proposed investments were having. While the broad economic slowdown may push some of the job creation projections out over more years, there are clearly more green jobs on the way. The recently passed American Recovery and Reinvestment Act of 2009 contains provisions for new transit investments, weatherization of homes and offices and the green retro-fit of Federal buildings (particularly concentrated here), among other job creating provisions. Other programs are in the works that will provide funding for eco-friendly projects. Whatever the size of the economic pie, it seems likely that the “green” slice will be growing.

Some important findings from the green jobs demand study include:

- The District of Columbia government’s existing policies and legislation and proposed initiatives identified in the report could produce over 169,000 job opportunities between 2009 and 2018.
- Most of these green job opportunities are a result of the private sector real estate development projects that are required to comply with the Green Building Act (57,000) followed by the public sector real estate and capital projects required to comply with the Green Building Act (41,000). In the case where the private sector is voluntarily complying with the Green Building Act, about 22,000 green jobs are estimated during the same time period.
- Thirty-seven percent of the green job opportunities require little to no preparation, and thus have the fewest barriers to entry. Forty-two percent of the green jobs produced will require a moderate level of preparation and typically require an associate’s degree, while a few will require a bachelor’s degree or higher.
- Good salaries can be earned through green jobs. For jobs that require little job preparation, sample salaries range from \$28,000 for landscaper and groundskeeper to \$55,000 for brickmasons and blockmasons. For positions that require moderate levels of job preparedness, the salaries are even more robust with a range of \$39,000 for cement masons and concrete finishers to \$117,000 for general and operational managers.

- DC is the national leader in terms of the number of certified or registered green buildings and projects. In May 2009, the US Green Building Council reported there are 50 LEED certified projects and 416 registered to become LEED certified within Washington, DC.

## **A Creative City**

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.

## **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.

In collaboration with the Washington DC Economic Partnership, OP is undertaking a study that inventories the District's creative assets, determines the economic significance of the District's economy, assesses opportunities associated with creative economy support systems including workforce and business development, facilities and land use and develops 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 Office of Planning (OP), in partnership with the Department of Consumer and Regulator Affairs (DCRA), Office of the Deputy Mayor for Planning and Economic Development (DMPED), District Department of Transportation (DDOT) and business improvement districts, is providing assistance to property owners with site design and streamlined permitting for re-purposing sites that are temporarily vacant with active temporary uses. Over the next year, OP will be tracking both public and private vacant site opportunities around the City. This effort will put the supply of vacant sites and urban spaces to work for art and eco-installations, recreation and education, in addition to retail.

In FY 2009, OP completed an Interim Use Plan to help the District develop a strategy for enlivening vacant sites in the city, both public and private. The plan will create opportunities for revenue generation, produce new job/employment centers and integrate design principles to encourage place-making.



## **An International City**

Throughout the city's history, the development of our neighborhoods has been influenced by the presence of many cultures from around the world. Visitors, as well as local and regional residents, enjoy the capital's diverse cuisine, growing entertainment districts and dynamic neighborhoods. OP is currently undertaking efforts to increase Washington DC's distinction as an international city. In partnership with some of our embassies and foreign missions, OP is pursuing an initiative to cluster cultural and artistic practices from particular parts of the world. Washington, D.C. welcomes about 16.2 million visitors each year, and in 2007 visitors spent over \$5.5 billion.

## **Chinatown Cultural Development Strategy**

Throughout the District's history, the development of its neighborhoods has been influenced by the presence of many cultures from around the world. The Chinatown Cultural Development Strategy has brought together Chinese community groups with neighboring associations and institutions to build partnerships and capacity, take action to improve DC's Chinatown as the foremost destination for Asian culture in the region and portray the Asian American experience.

The strategy 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.

In partnership with the Mayor's Office on Asian and Pacific Islander Affairs, OP has worked with the community to develop the strategy's five (5) goals:

- 1) Developing Chinatown as a Cultural Destination
- 2) Creating a Physical Chinatown Experience
- 3) Promoting Chinatown Businesses
- 4) Living in Chinatown
- 5) Working Together

These goals are supported by key and supporting action items that residents, business owners, property owners, community organizations and government agencies will partner to implement. With the excitement and support of the strategy by residents, leaders and government leaders, it became clear that one way to ensure implementation of the action items is to move the project forward as a small area plan. The small area plan process will be initiated in fall 2009, when the mayor will submit the plan by resolution to the City Council. The Council will review the plan and obtain additional public input, usually by conducting a hearing, and then will take action on the plan.

## **International Showcase**

Washington, D.C. may be particularly well suited as an international showcase – not only does the city host more than 160 foreign missions and welcome more than 15 million visitors annually, but current events, both politically and economically, place the District in a more prominent and visible role in the US and abroad. Also, professionals from around the world are attracted to the District for job opportunities at international firms headquartered here, such as multi-lateral development agencies like the World Bank and the IMF, embassies and more.

As a more deliberate international showcase, the District would offer residents, visitors and the daytime employee population a unique experience through diverse cultural offerings. Countries or regions would be highlighted through performance, design, film and music and design-inspired space. The city would promote education and learning, and brand an emerging neighborhood as creative and unique. International-inspired retail and food could compliment the cultural offerings, and create opportunities for clustering other art, retail or internationally-focused uses.

## **A City of Public Places**

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.

### **Public Space**

In the first quarter of FY 2009, OP brought Union Station – one of the cities monumental public buildings - into the national spotlight. As a result of OP's nomination of this great public place to the American Planning Association, it was recognized as one of the ten Great Public Spaces in America in 2008. Union Station has evolved since it was first opened in 1907 as the District's center for rail transportation, and today it is also known as a destination for shopping, dining and entertainment. Recent efforts by the District have re-emphasized its importance for transportation, supplementing train travel with other transportation choices such as car-sharing, premium bus services and the nation's first-ever bike sharing program.

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 2008, as part of the agency's responsibility as a member of the Public Space Committee, OP staff reviewed 114 public space applications - a 42 percent increase from 2007. OP also reviewed more than 66 streetscape plans. OPs 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.

### **Capital Space**

OP is one of multiple District and federal agencies working on 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 plan for the challenges and opportunities facing our open spaces. Washington's population is projected to grow from 592,000 today to nearly 694,000 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 reserve space for commemoration and public events. Our parks and open space must meet all of these demands.

## **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. The Center City Action Agenda 2008 is a bold economic and place-making initiative for Central Washington that aims to spur additional investment in emerging neighborhoods that surround the City's traditional downtown and stretch to include three distinct waterfronts. These areas include:

- Poplar Point/Anacostia
- Capitol Riverfront (Ballpark and SE Waterfront)
- Southwest Waterfront
- North of Massachusetts Ave. (NoMa)
- Northwest One
- Mount Vernon Triangle
- Mount Vernon Square District

Over the next five years, OP will be tracking five-year Development and Employment Goals for the Center City Action Agenda 2008.

### **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

The Neighborhood Planning Division has five main areas of responsibility: (1) developing small area plans and planning studies; (2) coordinating and tracking plan implementation; (3) participating in citywide planning initiatives that have a neighborhood impact; (4) monitoring and reviewing development projects; and (5) acting as a liaison to elected officials and community stakeholders on land use, development and planning issues. OP has planners assigned to each ward of the District to work in collaboration with Advisory Neighborhood Commissions, citizen associations, and residents, businesses, elected officials and District agencies. The division is also organized into teams of planners to capitalize on expertise, share knowledge and provide a greater level of service to constituents. Ward specific profiles covering representation, housing and commercial development, neighborhood developments and public investment are summarized in the sections below.

### WARD 1

#### Introduction

Ward 1 is the smallest ward in terms of area and is the most densely populated ward in the District. It is dominated by some of the best known residential neighborhoods in the city, many of which have great historic significance for the local African-American and Latino populations. While most of these neighborhoods are dominated by rowhouses, 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 (pictured at right). 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. 16<sup>th</sup> 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 roles for many different people.



#### Representation

Councilmember Jim Graham represents Ward 1 on the DC City Council. Ward 1 is represented on the DC State Board of Education by Dotti Love-Wade. There are four advisory neighborhood commissions (ANCs) in Ward 1 comprising 36 single member districts (SMDs). ANCs advise the District government on

neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

DC City Council Jim Graham, Councilmember, Ward 1 1350 Pennsylvania Avenue, NW - Ste 105 Washington, DC 20004 Ph: 202-724-8181 E-mail: <a href="mailto:jim@grahamwone.com">jim@grahamwone.com</a> Web: <a href="http://www.grahamwone.com">www.grahamwone.com</a>	DC State Board of Education Dotti Love-Wade, Ward 1 441 4th Street, NW, Suite 350 North Washington, DC 20001 Ph: 202-257-3380 E-mail: <a href="mailto:Dotti.Love-Wade@dc.gov">Dotti.Love-Wade@dc.gov</a> Web: <a href="http://www.osse.dc.gov">www.osse.dc.gov</a>
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ANC 1C PO Box 21009 Washington, DC 20009 Ph: 202- 332-2630 Web: <a href="http://www.anc1c.org">www.anc1c.org</a>	ANC 1D P.O. Box 43529 Washington, DC 20010 Ph: 202-462-8692 E-mail: <a href="mailto:anc1d@googlegroups.com">anc1d@googlegroups.com</a> Web: <a href="http://www.anc1d.org">www.anc1d.org</a>

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

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, but also 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 will be preserved into the future, with new development focusing on smaller, infill parcels that respect existing neighborhood character. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at: [www.wdcep.org](http://www.wdcep.org).

*Columbia Heights* – This neighborhood at the heart of Ward 1 has seen the greatest growth and development in the Ward since 2001. The DC USA project, opened to the public in 2008, brought 500,000 square feet of retail and entertainment to the neighborhood and the city, with national stores such as Target, Marshall’s, Best Buy and Washington Sports Club. This joined the redevelopment at Tivoli Square in 2005, with new theater space, offices, retail, and a new Giant grocery store. All told, there are 57 development projects valued at \$950 million under construction or completed since 2001 within ½ mile of Columbia Heights. This includes 3,280 residential units in a number of apartment and condominium buildings and an additional 190,000 square feet of retail. Given the superb Metrorail and Metrobus service in the neighborhood, this new development is accessible to people both inside and outside the area. One of the largest

recent developments is the Allegro apartment building at 3460 14<sup>th</sup> Street, NW, which opened in April of 2009. It includes about 300 apartments located on the site of the old Giant grocery store that relocated to Tivoli Square.

*Mid-City/U Street* – Ward 1 covers the northern half of Mid-City, with Ward 2 covering the south. More than 190,000 square feet of retail and 3,270 residential units have been built within ½ mile of the intersection of 14<sup>th</sup> and U Streets, NW since 2001. U Street now bustles again with residents and shoppers visiting restaurants and boutiques, enjoying live music and nightlife, and simply strolling along the sidewalks. The largest project to reach completion of late is Union Row, located on 14<sup>th</sup> and V Streets, NW. The project includes 267 condominiums and a new specialty grocery store on the ground floor. Other major projects currently under construction include: View 14 at 14<sup>th</sup> Street and Florida Avenue, NW, a 185 unit condominium building with 35,000 square feet of retail space; and a mixed-use development at 14<sup>th</sup> & W Streets, NW set to include 231 rental apartments, some permanently affordable, 12,000 square feet of retail, and the newly rebuilt Anthony Bowen YMCA. A planned development at 9<sup>th</sup> and V Streets, NW may include over 700 residential units plus ground floor retail.

*Cardozo / Shaw* – The Shaw neighborhood is also attracting the attention of developers, with a number of major projects in the planning stages, including: Howard Town Center – a 2.2 acre site at Georgia Avenue and V Street, NW with 445 residential units and nearly 100,000 square feet of retail, including a new grocery store; and Broadcast Center One - the new home for Radio One Corporation & TV One Corporation, this 307,000 square foot project will include over 100,000 square feet of office space, 23,000 square feet of retail space and 180 apartments. The project will include new construction, renovation and adaptive reuse of historic buildings.

*Other Development in Ward 1* – Most of the other development projects currently under construction in Ward 1 are relatively small – under 30,000 square feet. While some larger planned developments are in the works, most new development is likely to be on this smaller scale, along with rehabilitation of existing housing. One exception is the Edition Hotel - The First Church of Christ, Scientist on Euclid Street in Adams Morgan will be redeveloped into a new 150-room boutique hotel with 4,000 square feet of community space.

## **Neighborhood Development and 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)*

- Broadcast Center One – Broadcast Center One brings Radio One, the country's largest African American-owned radio broadcasting corporation back to its District roots. Located in the District's Shaw neighborhood at 7th and S Streets, NW. Broadcast Center One 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 project will bring hundreds of new jobs and replace blighted street corners and empty lots with new street-level retail designed to activate the 7<sup>th</sup> Street Corridor both day and night. Broadcast Center One will also provide 45 units of affordable housing out of a total of 180 units. Predevelopment was completed in Fall 2008. Construction is expected to begin in Spring 2009 and be completed by Fall 2011.
- DC USA – This project, described above, included a District investment of \$46 million in Tax Increment Financing used to finance construction of a 1,000-space parking garage.
- 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.

*District Department of Transportation (DDOT)*

- Columbia Heights Public Realm Project – The improvements in this area include total roadway reconstruction, waterline and drainage upgrades, special pavers, sidewalks, granite curbs, construction of a public plaza and an interactive fountain, associated utilities and equipment, landscaping, street lighting, intersection and signal improvements, enhancements to traffic operations, pedestrian amenities, and safety improvements. More information is available at <http://www.columbiaheights-streetscape.com>
- Transportation & Transit: DDOT 14<sup>th</sup> Street Transportation and Streetscape Study – The goal of this study is to develop a multi-modal transportation and streetscape design that will preserve, strengthen and create a vibrant commercial and residential corridor along 14<sup>th</sup> Street, NW between Thomas Circle and Florida Avenue.
- DDOT Mt. Pleasant Transportation Study – An in-depth study of the Mount Pleasant neighborhood and its environment to improve current vehicular circulation patterns, pedestrian and bicycle safety and mass transit. The study has been completed and a copy is available online at <http://www.dcipprojects.com/Pleasant/StudyLinks.html>

*DC Public Library (DCPL)*

- [Mount Pleasant Neighborhood Library](#) – This library is undergoing a substantial renovation. The historic Italian Renaissance style building stands in the Mt. Pleasant National Register Historic District. The renovation will retain many of the [historic architectural features](#) of the building's interior. The [first phase of the renovation](#) has been completed. It involved exterior improvements to windows, doors, security lighting, masonry restoration and signage. New furniture closely replicating what was original to the building has been installed. The Library is now undertaking a major interior renovation.

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. Any of these entities can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>BIDs</b>				
Adams Morgan Partnership BID	PO Box 21507 Washington, DC 20009	202- 997-2083	<a href="mailto:info@adamsmorganonline.org">info@adamsmorganonline.org</a>	<a href="http://www.adamsmorganonline.com">www.adamsmorganonline.com</a>
<b>Main Streets</b>				
Adams Morgan Main Street	P.O. Box 21564 Washington, DC 20009	202- 232-1960		<a href="http://www.ammainstreet.org">www.ammainstreet.org</a>
Shaw Main Street	1426 9 <sup>th</sup> Street, NW Washington, DC 20001	202- 265-7429	<a href="mailto:info@shawmainstreets.com">info@shawmainstreets.com</a>	<a href="http://www.shawmainstreets.com">www.shawmainstreets.com</a>

## **WARD 2**

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### **Introduction**

Ward 2 is perhaps best known as the home of 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 enclaves of Federal Triangle and Southwest Federal Center. 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 shopping areas in the city. 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 (pictured at right) 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 14<sup>th</sup> Street corridor. Finally, most of Downtown DC sits within Ward 2. This area has seen tremendous growth and redevelopment over the past ten years as vacant buildings have been renovated, vacant lots built on, and empty storefronts filled with new retail, restaurants, entertainment venues and museums.



### **Representation**

Councilmember Jack Evans represents Ward 2 on the DC City Council. Ward 2 is represented on the DC State Board of Education by Mary Lord. There are six advisory neighborhood commissions (ANCs) in Ward 2 comprising 34 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.



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ANC 2A 1101 24th Street, NW Washington, DC 20037 Ph: 202-736-1775 Web: <a href="http://www.anc2a.org">www.anc2a.org</a>	ANC 2B 9 Dupont Circle, NW Washington, DC 20036 Ph: 202-296-7333 E-mail: <a href="mailto:email@dupontcircleANC.net">email@dupontcircleANC.net</a> Web: <a href="http://www.dupontcircleanc.net">www.dupontcircleanc.net</a>
ANC 2C PO Box 26182 Washington, DC 20001 Ph: 202- 682-1633	ANC 2D 2122 California St. NW Washington, DC 20009 Web: <a href="http://www.anc2d.org">www.anc2d.org</a>
ANC 2E 3265 S Street NW Washington, DC 20007 Ph: 202- 338-7427 E-mail: <a href="mailto:2E@anc.dc.gov">2E@anc.dc.gov</a> Web: <a href="http://www.anc2e.com">www.anc2e.com</a>	ANC 2F 5 Thomas Circle, NW Washington, DC 20005 Ph: 202- 667-0052 E-mail: <a href="mailto:anc2f@starpower.net">anc2f@starpower.net</a> Web: <a href="http://www.anc2f.org">www.anc2f.org</a>

Note: The Federal Triangle portion of Ward 2 is represented by ANC 6D. Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

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 website of the Washington, DC Economic Partnership at: [www.wdcep.org](http://www.wdcep.org).

*Downtown* – The neighborhoods in and around downtown have filled in with new office, retail and residential buildings, bringing a wave of activity to the streets that helps to keep the Downtown vibrant, safe and interesting. This area is now mostly built out, and future growth should be much slower than in recent years. With that being said, there are currently a number of major projects that are currently under construction. The largest is PNC Place, the new regional headquarters for PNC Bank at 17<sup>th</sup> and H Streets, NW. When completed, it will contain approximately 350,000 square feet of office space with ground-floor retail. Another major development project is located at 901 K Street, NW, located on the parking lot just west of Mount Vernon Place United Methodist Church. Two educational buildings were demolished and the existing sanctuary, built in 1917, will undergo an estimated \$8 million renovation. The project is pre-certified as Gold LEED and will include ground-floor retail. At least five other office buildings are currently under construction, and at least two existing office

buildings are in the process of expanding with additional stories. The most significant new development currently in the planning process is City Center DC. On the site of the old DC Convention Center, this project is expected to be over 1.6 million square feet of mixed-use offices, retail and residential.

*Logan Circle* – As discussed, this neighborhood has seen very significant development in the last several years, primarily in condominium buildings, but also in new commercial structures along 14<sup>th</sup> Street, NW and P Street, NW. The neighborhood has attracted a number of new retail establishments, restaurants, bars and cultural institutions such as theaters and galleries. As of April 2009, there was no current construction in Logan Circle, but three more residential buildings are planned for the 14<sup>th</sup> Street, NW corridor.

*Shaw* – There are no major projects under construction in Shaw as of April 2009, but a number of projects are in the planning stages. The most prominent in terms of size as well as historic and symbolic importance is the O Street Market, a historic landmark located one block north of the Washington Convention Center. Current plans call for a mixed-use project which will include approximately 630 residential units, over 87,000 square feet of retail (including a new Giant Food grocery store), a senior housing component, and a 200-room hotel. The project will receive about \$35 million in Tax Increment Financing as well as a \$2.5 million grant from the City. Kelsey Gardens, an existing residential property at 7<sup>th</sup> and P Streets, NW will be redeveloped into mixed-income housing with ground-floor retail and rechristened “Addison Square.”

*Foggy Bottom/West End*– While Foggy Bottom has a historic district of row houses; it is surrounded by modern office and residential development as well as University uses. Much of the new development here in recent years has involved tearing down old buildings and redeveloping the sites. The largest example of this is at Square 54, former site of the George Washington University Hospital. Plans call for a 840,000 square foot mixed-use project that will include 432,000 square feet of office, 84,000 square feet of retail and 333 apartments (13 percent of which will be designated as workforce and affordable housing), and over 26,000 square feet of green roof elements. There are also plans for a 38,000 square feet grocery store. The office building is Silver LEED pre-certified. The first Silver LEED certified Hotel in the District is being built on the corner of 22<sup>nd</sup> St. NW and M St. NW on the old site of the Nigerian Embassy. The modernist building would house 148 hotel rooms, a restaurant and spa that would be open to the public.

*Other Neighborhoods* – Southwest Federal Center continues to attract new office buildings, with phases II and III of Patriots Plaza currently under construction at 4<sup>th</sup> and E Streets, SW. Once completed, Patriots Plaza will include nearly one million square feet of office space, most of which is expected to be leased by Federal agencies. In Georgetown, on the campus of Georgetown University, work is underway on a new building for the McDonough School of Business.

## **Neighborhood Development and 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)*

- Convention Center Headquarters Hotel – The District and Marriott International are partnering to build a 1,125-room Marriott Marquis convention center headquarters hotel that will support the Washington Convention Center. This project is vital to the long-term success of the convention center and the District’s robust hospitality industry. It is a necessary asset to ensure the District retains its competitive position as a top-tier destination for the convention and meetings industry. The District will contribute \$134 million in tax increment financing, and the building will achieve at least a LEED Silver certification.
- 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

- Parcel 42 - The District selected in late 2007 Parcel 42 Partners to build a \$28 million mixed-use affordable housing project on city-owned land on the corner of 7th Street, NW and Rhode Island Avenue in the Shaw neighborhood. The project will consist of 94 apartments, which will be priced for renters earning no more than 60 percent of the Area Median Income. The project also includes 8,000 square feet of retail space and 31 underground parking spaces.

*District Department of Transportation (DDOT)*

- 14th Street Streetscape Design - Will develop a multimodal transportation management plan and streetscape design that will focus on preserving and strengthening 14th Street's vibrant residential and commercial neighborhood.
- 15th St., NW Reconfiguration – In order to reflect the street's residential character and make walking and bicycling safer and more convenient, DDOT is examining the possibility of adding bicycle lanes and converting the operation to two-way traffic.
- Georgetown Transportation Study - The goals of this study are to improve pedestrian and bicycle mobility and safety, enhance transit service, improve traffic, and protect surrounding residential streets from traffic impacts.
- 7th Street Streetscape – Part of the Great Streets Initiative, a multi-year effort to transform underinvested corridors in the city into thriving and inviting neighborhood centers. 7th Street has been identified as a Great Street, and DDOT, DMPED and other agencies are working to address the transportation mobility challenges and contribute to the livability and economic success of this important District artery.
- K Street Transitway – This study supports the development of a high performance transit link through the central core of the District of Columbia, connecting Union Station and Georgetown, along a preferred alignment for dedicated transit lanes on K Street between Mt. Vernon Square and Washington Circle. The current design concept considers a center transitway that does not require the construction of a median, but instead is demarcated by a mountable curb with a unique paint scheme. The revised capital cost estimate as of 2008 is \$46-49 million for construction of the Transitway. This project may get started as early as 2010.

*District of Columbia Public Libraries (DCPL)*

- Watha T. Daniel/ Shaw Library – A new three-story library located at 1701 8<sup>th</sup> Street, NW will provide inviting spaces for services to adults, young adults and children, as well as multiple meeting spaces for community use. The library will have at least 30 public access computers, including a mobile laptop cart that can be used for computer literacy training classes. This project marks a \$15 million investment and will be certified LEED Silver.

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. Any of these entities can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>BIDs</b>				
Downtown DC BID	1250 H Street, NW Suite 1000 Washington, DC 20005	202-638-3232		<a href="http://www.downtowndc.org">www.downtowndc.org</a>
Georgetown BID	1055 Thomas Jefferson St., NW Suite L-11 Washington, DC 20007	202- 298-9222	<a href="mailto:info@georgetowndc.com">info@georgetowndc.com</a>	<a href="http://www.georgetowndc.com">www.georgetowndc.com</a>
Golden Triangle BID	1120 Connecticut Avenue, NW Suite 260 Washington, D.C. 20036	202- 463-3400	<a href="mailto:lagouridis@goldentriangledc.com">lagouridis@goldentriangledc.com</a>	<a href="http://www.gtbid.com">www.gtbid.com</a>
Mount Vernon Triangle CID	1250 H Street, NW Suite 1000 Washington, DC 20005	202-661-7590	<a href="mailto:info@mountvernontriangle.org">info@mountvernontriangle.org</a>	<a href="http://www.mountvernontriangle.org">www.mountvernontriangle.org</a>
<b>Main Streets</b>				
Shaw Main Street	1426 9 <sup>th</sup> Street, NW Washington, DC 20001	202- 265-7429	<a href="mailto:info@shawmainstreets.com">info@shawmainstreets.com</a>	<a href="http://www.shawmainstreets.com">www.shawmainstreets.com</a>

## 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 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 ten 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.

## Representation

Councilmember Mary Cheh represents Ward 3 on the DC City Council. Ward 3 is represented on the DC State Board of Education by Laura Slover. There are five advisory neighborhood commissions (ANCs) entirely in Ward 3, and one that is split between Ward 3 and Ward 4, comprising 39 single member districts (SMDs), one of which is also split between Ward 3 and Ward 4. ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, liquor licenses, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

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ANC 3B P.O. Box 32312 Washington, DC 20007 Ph: 202-338-2969 E-mail: <a href="mailto:3B@anc.dc.gov">3B@anc.dc.gov</a> Web: <a href="http://www.dcnnet.com/anc/3b/index.cfm">www.dcnnet.com/anc/3b/index.cfm</a>	ANC 3C 4025 Brandywine St, NW Washington, DC 20016 Ph: 202-232-2232 E-mail: <a href="mailto:anc3cmail@gmail.com">anc3cmail@gmail.com</a> Web: <a href="http://www.anc3c.org">www.anc3c.org</a>
ANC 3D P.O. Box 40846 Palisades Station Washington, DC 20016 Ph: 202- 363-4130 E-mail: <a href="mailto:ANC3D@hotmail.com">ANC3D@hotmail.com</a> Web: <a href="http://www.anc3d.org">www.anc3d.org</a>	ANC 3E c/o Lisner Home, 5425 Western Avenue NW, Suite #219 Washington, DC 20015 Ph: 202- 244-0800 E-mail: <a href="mailto:pkinge@lshome.org">pkinge@lshome.org</a> Web: <a href="http://www.anc3e.org">www.anc3e.org</a>
ANC 3F 4401-A Connecticut Avenue, N.W. Box 244 Washington, DC 20008-2322 Ph: 202- 362-6120 E-mail: <a href="mailto:anc3f@juno.com">anc3f@juno.com</a> Web: <a href="http://www.anc3f.org">www.anc3f.org</a>	ANC 3G PO Box 6252 Northwest Station Washington, DC 20015 Ph: 202- 363-5803 E-mail: <a href="mailto:3g@anc.dc.gov">3g@anc.dc.gov</a> Web: <a href="http://www.anc3g.org">www.anc3g.org</a>

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

Development in Ward 3 has been low to moderate compared to other Wards. As of June 2008, Ward 3 had the least amount of recently completed, under construction, planned or proposed square feet of development other than Ward 4. Of this, over 60 percent has already been completed since 2001, suggesting even less development ahead in coming years compared to other wards. Further supporting this is the fact that Ward 3 has fewer by far new residential units planned or proposed than any other ward. Most new development is expected to be small-scale infill or related to educational and medical facilities. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at: [www.wdcep.org](http://www.wdcep.org).

*Educational* – As of Spring 2009, only two major development projects are under construction in Ward 3, both of which involve educational institutions. American University's School of International Service Building is being constructed on a former surface parking lot located at the intersection of Nebraska and New Mexico Avenues, NW. The 71,000 square feet building will include a three-level parking garage. Construction began in 2008 and is expected to be completed in 2010. The project should achieve LEED Gold certification. The other project is an expansion of Saint Alban's School at 3101 Wisconsin Avenue, NW. The new Marriott Hall will link the traditional lower campus to the upper campus in a state-of-the-art facility. The project involves the renovation of the current New Wing plus the construction of a 35,000 square feet extension that will provide the school with new classroom, office and student space. The overall expansion plan calls for the all boys' school to add a new classroom and office wing and an underground performing arts center on its main campus and expand fields on the southeast corner of the Cathedral close. In the planning stages is a new campus for Saint Patrick's Episcopal Day School along Foxhall Road, including a 440-student middle school and high school, a 440-seat theater and a gym. These building would be located on the northern portion of the site, with an artificial-turf playing field above a parking garage. The plan also includes the construction of 29 homes on the southern part of the site, along Hoban Road. The 17-acre site was formerly slated to become the DC mayoral mansion.

*Medical* – Of the planned developments in Ward 3, two are related to the Sibley Memorial Hospital complex. The hospital plans to construct a 120,000 square feet medical office building, additional parking and an auditorium on the east side of its campus. The medical building will feature a surgery center, diagnostic imaging facilities and a pharmacy, and is only the first phase of the hospital's \$250-300 million expansion plans. Other phases of the project may include an outpatient surgery center, an expanded emergency department, a patient tower and expansion of the Grand Oaks Assisted Living senior home by 64,000 square feet. This expansion will take ten-12 years to complete and be built in three phases.

*Residential* – Some of the largest planned developments in Ward 3 are residential, but as of Spring 2009 their details are not finalized. The information below is subject to change. Dunmarlin at Phillips Park, on 16 acres at Foxhall Road and W Street, is slated for 46 high-end single-family homes. The lots will sell individually with buyers arranging design and construction services on their own. The Marriott Wardman Park Hotel, on Connecticut Avenue in Woodley Park, has plans to construct 120 new condominiums on the site of its existing ballroom and above-ground parking garage. Construction on this could begin as early as the end of 2009. Just up the street from the hotel, four existing row houses are planned to be incorporated into a new 39-unit condominium building at 2816 - 2822 Connecticut Avenue. Plans call for a seven-story building to be constructed behind the houses.

*Mixed-Use* – The 3300 block of Wisconsin Avenue in Cleveland Park has plans for a mix of new retail, office and housing on the site of a current Giant grocery store. The existing store will be demolished and a new 55,000 square feet store will take its place along with 32,000 square feet of small retail stores and office space and 21 residential units. Plans for the northern portion of the site call for 30,000 square feet of retail and 124 residential units in a five-story building.

## Neighborhood Development and 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:

### *Department of Parks & Recreation (DPR)*

- Stoddert 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) will work to conduct a significant renovation and expansion to the existing Stoddert Elementary School and Recreation Center at 4001 Calvert Street, NW. The existing building will be renovated; an addition will provide more space for both educational and community uses. Project highlights include: Complete renovation of the historic school building, shared-use gymnasium with high school regulation basketball court, bleachers and stage, shared-use multi-purpose room for arts and educational classes, renovated athletic field with baseball diamond and soccer field, shared-use cafeteria for school lunch, community meetings and classes, dedicated DPR co-op room with outdoor tot lot, shared-use media center for school and community computer classes, school wing addition to accommodate up to 300 students in grades pre-k through 5, and parking lot to accommodate faculty, visitors and service deliveries. Groundbreaking is scheduled for June 2009, and construction is anticipated to be completed by July 2010.

### *DC Public Library (DCPL)*

- Tenley-Friendship Branch Library – DCPL is currently moving forward to complete the design and construction documents for the new Tenley-Friendship Neighborhood Library. The library, which is expected to open towards the end of 2010, is being designed to accommodate any future development around the facility.

### *Office of Public Education Facilities Modernization (OPEFM) –*

- Janney Elementary School – Located on Albemarle Street just west of Wisconsin Avenue, Janney School is slated for modernization and expansion. OPEFM will substantially accelerate efforts to modernize and expand Janney by engaging an architect in Summer 2009. Modernization work could begin as soon as December of 2009. OPEFM's plans had previously called for work to begin in 2014.



## **WARD 4**

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### **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 4<sup>th</sup> Street, NW in Takoma, Kennedy Street, NW in Brightwood and portions of 14<sup>th</sup> Street within the Ward. Petworth is the southernmost neighborhood in Ward 4, notable for its rich architectural variety of townhouses, broad boulevards and circles (Grant Circle, pictured at right). 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 and comfortable single-family homes. Grand and gracious buildings line 16<sup>th</sup> 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 16<sup>th</sup> Street, such as Crestwood, 16<sup>th</sup> 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 19<sup>th</sup>-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.



### **Representation**

Councilmember Muriel Bowser represents Ward 4 on the DC City Council. Ward 4 is represented on the DC State Board of Education by [Sekou Biddle](#). There are four advisory neighborhood commissions (ANCs) entirely in Ward 4, and one that is split between Ward 4 and Ward 3, comprising 37 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.



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Note: ANC 3G includes portions of Ward 4 west of Rock Creek Park. Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

Development in Ward 4 has been low compared to other wards. As of June 2008, 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 1/3 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 2/3 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 and 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](http://www.wdcep.org).

*Petworth* – As of Spring 2009, only two major development projects are under construction in Ward 4, both of which are in the Petworth neighborhood. Park Place is a mixed-use building nearing completion just north of the intersection of Georgia and New Hampshire Avenues, at the Petworth Metrorail Station. It will include 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, will offer approximately 72 new affordable rental units, over 11,500 square feet of retail in a seven-story building. A

specialty grocery store is expected to lease much of the retail space. A few other projects are in the planning stages including Georgia Commons, located two blocks north of the Petworth Metro Station. It will contain 130 apartments (including 62 affordable units) and 24,000 square feet of retail space anchored by a 14,500 square feet gym and a café.

*Fort Totten*— A significant development project is in the planning stages for the intersection of Riggs Road and South Dakota Avenue, on the border with Ward 5. It is projected to be delivered in three phases totaling approximately 900,000 square feet. Phase I, Fort Totten Square, is scheduled to break ground in 2010 and deliver 468 residential units and 71,000 square feet of retail space (including a grocery store) in 2012. Phase II, Dakota Pointe, plans to start construction in 2011 and deliver 170 residential units by 2013. Phase III, Dakota Flats, plans to break ground in 2012 and deliver 260 apartments and 23,000 square feet of retail space in 2014.

*Takoma* – 235 Carroll Avenue NW is under construction and will include 85 condominium units with ground floor retail. Also under construction is 7041 Blair Road, NW, a 150-unit condominium building adjacent to the Takoma Metro Station. A new residential development project is currently in the planning stages at 6924 Willow Street, NW. The plan is to build two apartment buildings totaling 38 units each. There will also be 25,000 square feet of green space on the site. Conceptual plans are in place for the Takoma Metro site, including 86 townhomes, live-work space and a village green.

*Other Neighborhoods* - Park East, located at 6428 Georgia Avenue, will be a five-story, 39-unit apartment building. Twelve of the units will be affordable. The site had been home to a Blockbuster video store. Blue Skye Development and the Educational Organization for United Latin Americans will build 26 condos at 6425 14th Street, NW, in Brightwood, more than half of them subsidized. These developers will also build a 54-unit project nearby at 1330 Missouri Ave, NW for senior citizens. Construction is slated for Summer 2009.

## **Neighborhood Development and 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:

### *Deputy Mayor for Planning & Economic Development (DMPED)*

- Georgia Commons - The District is working with development partners on this new mixed-use project that will include residential units on top of a new health clinic in the Petworth neighborhood. The site will accommodate approximately 130 units of housing, of which 119 will be dedicated to low-income families. Additionally, the property will include space for the Mary's Center for Maternal and Child Care which will serve disadvantaged individuals and families with a wide range of health-related services. DMPED and the Department of Housing and Community Development contributed about \$5 million in gap financing, which was critical in moving the project forward.
- Petworth Safeway Site - DMPED is currently working with the Safeway Real Estate Division to redevelop this highly underutilized site to produce a bigger, better grocery store with mixed-income housing above and below-ground parking.
- 3825 Georgia sites—DMPED is spearheading joint development project at 3813, 3815 and 3825-29 Georgia Avenue to develop a mixed-use development, which will include a dozen condominiums and 3,000 square feet of neighborhood-serving retail and restaurants. Construction is expected to be completed by Fall 2010 (Petworth)
- Residences at Georgia Avenue (see description under Housing & Commercial Development) – DMPED helped fill a financing gap with property tax abatements in this 100 percent affordable housing project.
- Petworth Neighborhood Retail TIF - DMPED authorized up to \$10 million to provide assistance to fill retail financing gaps along the Georgia Avenue Great Streets corridor in Petworth (and Park View/Pleasant Plains).

*District Department of Transportation (DDOT)*

- Middle Georgia Avenue Transportation Study – DDOT has hired Precision Systems, Inc. to develop new Middle Georgia Avenue/Petworth Street and streetscape designs. Construction is expected to begin in late 2009. In addition to Georgia Avenue from Otis to Webster Streets, NW, the design and construction will include the 800 block of Upshur Street, NW. Streetscape work on New Hampshire Avenue at Georgia Avenue has already begun.
- “Metro Extra” Rapid Bus – DDOT and the Washington Metropolitan Area Transit Authority (WMATA) have developed a new bus service called Metrobus Express that includes limited stops and unique buses to meet the needs of transit users who want a faster bus service. This service provides a time savings of approximately 15 to 20 percent and is currently featured as part of the bus services on Georgia Avenue and 16th Street, NW.
- Takoma Transportation Study Implementation – DDOT and the City of Takoma Park conducted a study that evaluated transportation conditions in the Takoma area of Northwest Washington DC and adjacent Takoma Park, Maryland. The recommendations from this study are in the process of implementation.
- Brightwood Transportation Study – DDOT is currently in the process of evaluating transportation conditions in the greater Brightwood area. Completion of the study is expected in 2009.

*Department of Parks & Recreation (DPR)*

- Lamond Recreation Center – DPR recently finished overseeing the development of this 14,750 square foot community recreation center located at 20 Tuckerman Street, NE. The facility features energy efficient technology and construction materials, and was the first public building in the District of Columbia to achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification from the U.S. Green Building Council. The state-of-the-art facility includes a gym, workout room and meeting space, with fields outside and a bio-pond for water collection.

*DC Public Library (DCPL)*

- Takoma Library – This neighborhood library, located at 416 Cedar Street, NW, was recently renovated and reopened to the public in March 2009. The historic building, constructed in 1911, has undergone a \$1.95 million makeover including a new floor plan, replicas of original furniture, more space for books, more computers, better lighting and restored architectural details.

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 two active Main Streets in Ward 4, either of which can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>Main Streets</b>				
Gateway Georgia Avenue	7826 Eastern Ave, NW - Ste 300 Washington, DC 20012	202-291-2400	<a href="mailto:gatewaycdc@aol.com">gatewaycdc@aol.com</a>	<a href="http://www.gatewaycdc.com">www.gatewaycdc.com</a>
Vinegar Hill South	717 Kennedy St. NW – 2 <sup>nd</sup> Floor Washington, DC 20011	202-870-8675	<a href="mailto:Injordan@vinegarhillssouth.org">Injordan@vinegarhillssouth.org</a>	<a href="http://www.vinegarhillssouth.org">www.vinegarhillssouth.org</a>

## WARD 5

### Introduction

Ward 5 is extremely diverse in character and history, ranging from quiet residential neighborhoods and local shopping streets, to new high-rise 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 19<sup>th</sup> century, it is full of charming Victorian homes and a number of Catholic institutions such as Catholic University of America and the Franciscan Monastery of the Holy Land in America (pictured at right). Brookland gives way to early 20<sup>th</sup> century bungalow neighborhoods such as Michigan Park to the north and Woodridge to the east. To the west, neighborhoods such as Eckington and Bloomingdale, on either side of North Capitol Street, are more typical of the townhouse neighborhoods of central Washington, DC. To the south, Trinidad and Carver Langston are dominated by 20<sup>th</sup> century porch-front townhouses. To the east, Fort Lincoln is a modern “new town” development, with a mix of townhouses and apartments from the 1960s and 1970s. 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 railroad tracks, New York Avenue and Bladensburg Road. The Ward is also home to the rolling hills of the National Arboretum and the great lawns of the U.S. Soldiers’ and Airmen’s Home. 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.



### Representation

Councilmember Harry Thomas, Jr. represents Ward 5 on the DC City Council. Ward 5 is represented on the DC State Board of Education by Mark Jones. There are three advisory neighborhood commissions (ANCs) in Ward 5, comprising 36 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

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ANC 5A 1322 Irving Street, NE Washington, DC 20017 Ph: 202- 635-6563 Web: <a href="http://www.anc5a.org">www.anc5a.org</a>	ANC 5B 2100 New York Avenue, NE Washington, DC 20002 Ph: 202- 269-6333 ext 213
ANC 5C P.O. Box 77761 Washington, DC 20013 Ph: 202- 550-0619 E-mail: <a href="mailto:anc5c@erols.com">anc5c@erols.com</a> Web: <a href="http://www.anc5c.org">www.anc5c.org</a>	

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

Development in Ward 5 has been on the low side compared to other wards. Between 2001 and June 2008, Ward 5 had the least amount of completed development other than Wards 4 and 7. However, Ward 5 has the highest amount of proposed development other than Wards 6 and 8. This suggests that interest in Ward 5 is on the rise for the development community, and the next five years may see considerable growth. In the more immediate future, development will be moderate in scale, though some major projects will likely get underway. For more information on specific development projects, visit the website of the Washington, DC Economic Partnership at: [www.wdcep.org](http://www.wdcep.org).

*Fort Totten*– The Capital Area Food Bank is constructing a new warehouse at 4900 Puerto Rico Avenue, NE that will more than double its current facility. When completed, it will have an increased number of docks for in-bound and out-bound deliveries and pick-ups, a market for agencies to shop for goods, and a training kitchen to educate agencies on healthy food preparation. 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. A second phase is planned for an additional 35 three-story townhouses.

*NoMA* – Washington Gateway, at the intersection of New York and Florida Avenues, NE, is the largest planned development in the Ward 5 portion of this neighborhood. Conceptual plans call for approximately 180 hotel rooms, nearly 600,000 square feet of office space, 260 residential units and 12,000 square feet of retail. The first building should be completed by 2011. The project also provides upgrades to the Metropolitan Branch Trail along the property, with decorative landscape elements. The office component will be built for Gold LEED certification and the other uses will be designed to LEED standards.

*Rhode Island Avenue* – Construction should begin soon on Rhode Island Station (formerly Brentwood Town Center), a mixed-use development at the Rhode Island Metrorail station. The project will include 274 residential units, a 215-space Metro garage, two private garages. 70,000 square feet of retail stores will be located along a traditional main street that will include outdoor seating, heavy landscaping and ambient lighting. Another planned project is Rhode Island Avenue Gateway, located near the intersection of 4th Street and Rhode Island Avenue, NE. The site has an approved Planned Unit Development (PUD) to construct a nine-story residential structure with retail on the ground floor.

*Brookland* – Opus Hall is a new dormitory under construction at Catholic University. It is the first tower of a proposed dormitory complex on a former maintenance and parking lot, and will house about 400 students. Brookland Square (formerly 1300 Rhode Island Avenue) is a 326-unit apartment building located at 13th Street and Rhode Island Avenue, scheduled to break ground soon. The current home of Dance Place on 8<sup>th</sup> Street, NE will be demolished and redeveloped. Plans include construction of a new facility including a theatre, office space, increased space for dance studios and 80 housing units. Another notable planned project is on land owned by Saint Paul's College along 7<sup>th</sup> Street, NE. 250 three- and four-story single-family homes are planned to be built on part of its 20-acre campus. Ten percent of the homes will be set aside for affordable units.

*Other Neighborhoods*- The largest project currently under construction 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 call 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. The largest planned project in Ward 5 is Arbor Place (formerly New York Avenue Arboretum), located at the corner of New York Avenue and Bladensburg Road, NE. The plan calls for 3.5 million square feet of mixed-use development, including 3,400 - 3,600 residential units, 130,000 square feet of retail and over three acres of open space. The first phase (retail & residential) is planned for completion by 2011 and will include all of the projected retail space and about 1,000 residential units.

### **Neighborhood Development and 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:

#### *Deputy Mayor for Planning & Economic Development (DMPED)*

- McMillan Sand Filtration Site - The 25-acre site, located at North Capitol Street and Michigan Avenue, is expected to be redeveloped into a mixed-use project that may include residential, retail, office, hotel, park space and historic preservation. The District, development partners and the communities surrounding the site are currently working cooperatively to finalize the uses for the site. The goal is to create an architecturally distinct, vibrant, mixed-income community that provides housing, jobs, retail and educational and recreational opportunities for District residents. The project will include affordable and workforce housing, and 35 percent of the local contracting opportunities must go to certified local, small and disadvantaged businesses (LSDBEs). More than half of all new jobs created must be offered to District residents and at least 20 percent of the equity used to finance the project must come from LSDBEs.
- Rhode Island Avenue Great Streets Initiative Strategic Development Plan - Rhode Island Avenue, NE has potential to provide new housing and jobs, as well as retail goods and services that many residents of Woodbridge, Langdon, Brookland, Edgewood and Brentwood now buy elsewhere. This study will provide 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 will also help determine where the strategic opportunities are and what is needed to lay the groundwork for new and sustainable investment.

#### *District Department of Transportation (DDOT)*

- Brookland Streetscape Improvements – DDOT is now implementing improvements in the streetscape 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 bulbouts at intersections to improve the street crossing experience for pedestrians; Streetlights on every utility pole; Bike lane striping on Monroe Street; Relocated bus stops to provide a better "transit waiting environment" for riders.



#### *Department of Parks & Recreation (DPR)*

- Harry Thomas, Sr. Community Center - This project will plan, design, and construct a gymnasium expansion at the Harry Thomas, Sr. Community Center located at 1743 Lincoln Road, NE. The expansion will include a new gymnasium, locker room, and other supporting amenities, providing a significant increase in recreational space within this facility. Planning and design began in September of 2008 and will conclude in August of 2009.
- Langdon Park Community Center – DPR is constructing two new playgrounds at the Langdon Park Community Center located at 2901 20th Street, NE. A new central plaza will be built with benches for individual and group seating and feature two chess/checkers tables and paved walkways. To help manage stormwater, DPR will also construct bioretention swales at the park - a special type of rain garden and stormwater management system - to allow rainwater to seep into the ground rather than running off into streets and into the sewer. Construction began in October 2008 and is scheduled to be completed by spring 2009.

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 5, which can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>Main Streets</b>				
North Capitol Main Street	1703 North Capitol Street, NE Washington, DC 20002	202- 905-6039	<a href="mailto:gclark@ncmsinc.org">gclark@ncmsinc.org</a>	<a href="http://www.ncmsinc.org">www.ncmsinc.org</a>

## **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, 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 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 (pictured above)



## Representation

Councilmember Tommy Wells represents Ward 6 on the DC City Council. Ward 6 is represented on the DC State Board of Education by [Lisa](#) Raymond. There are four advisory neighborhood commissions (ANCs) in Ward 6 comprising 35 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

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ANC 6C P.O. Box 77876 Washington, DC 20013 Web: <a href="http://www.anc6c.org">www.anc6c.org</a>	ANC 6D P.O. Box 71156 Washington, DC 20024 Ph: 202-554-1795 E-mail: <a href="mailto:office@anc6d.org">office@anc6d.org</a> Web: <a href="http://www.anc6d.org">www.anc6d.org</a>

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and 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](http://www.wdcep.org).

*Downtown* – The neighborhoods in and around downtown have filled in with office, retail and new residential buildings, bringing a wave of activity to the streets that keeps downtown vibrant, safe and interesting. This area is now mostly built out, and future growth should be much slower than in recent years.



*NoMa* – The NoMa (North of Massachusetts) neighborhood is developing into a mixed-use extension of the traditional downtown. Much of the area has been underused or vacant for many years, and there is now the potential for over 20 million square feet of new development. Already a number of new office buildings and a hotel have been completed, along with new ground floor retail. Other major developments are currently under construction. Constitution Square, located at 1<sup>st</sup> and M Streets, NE, will ultimately consist of nearly 2.6 million square feet of development including office space, residential units, a grocery store and related retail, and a small hotel. While currently the largest planned project in NoMa, Constitution Square is representative of the type of development occurring at a slightly smaller scale on the west side of the railroad tracks. The most significant development under construction east of the tracks is Union Place, located at the corner of 2<sup>nd</sup> and K Streets, NE. This development will ultimately have about 850,000 square feet of mixed-use development, including residential and retail.

*Mount Vernon Triangle* – Another development hot spot located to the west of NoMa, Mount Vernon Triangle is also absorbing some of the pressure for office space spilling over from downtown, but with a greater emphasis on residential and retail. The most significant development under construction is City Vista, located at 5<sup>th</sup> & K Streets, NW, the first phases of which are completed, including the first new downtown grocery store in recent memory. The remainder of the site will include condominiums, apartments, retail and entertainment space.

*Capitol Riverfront* – The Capitol Riverfront area due south of Capitol Hill along the Anacostia River is another area undergoing significant development. Already home to the new Nationals baseball stadium and a number of apartment, condominium and office high-rises, the new headquarters of the US Department of Transportation, a hotel and new retail, the area is poised for even more growth. Capitol Quarter, a mixed-income HOPE VI development on the site of the former Capper Carrollsburg public housing complex, is coming out of the ground, with two apartment buildings completed and a series of townhouse condominiums under construction. The Yards, on the site of the former Southeast Federal Center, is planned over the next ten-20 years to include a new riverfront park and over 4.7 million square feet of office, residential and retail space in a variety of new construction and adaptively reused buildings original to the site.

*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 fleshing out 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 4<sup>th</sup> & M Streets, SW, the first phase of which is under construction now. 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 and 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)*

- H Street NE Tax Increment Financing and Façade grants – DMPED is expecting an investment of over \$25 million to help spur development and improve the appearance of this historically important retail street.

### *District Department of Transportation (DDOT)*

- H Street NE and Benning Road Roadway and Public Realm Improvements – DDOT is currently rebuilding this roadway, and will ultimately install new sidewalks, street trees, trolley tracks and a public plaza at the Starburst intersection. Once complete, these amenities will greatly improve the experience of shopping on H Street and Benning Road.
- Capitol Hill Transportation Study Implementation – DDOT has prioritized the recommendations from this study and is budgeting for implementation bit by bit each year.
- Ballpark Area Transportation Improvements – Resurfaced streets and sidewalks are being installed as new private development takes place.
- Mount Vernon Triangle Streetscape Improvements – Also being installed as new private development takes place.

### *Department of Parks & Recreation (DPR)*

- Washington Canal Park – DPR will soon begin construction on DC's first new public park in 25 years.

### *Washington Metropolitan Area Transit Authority (WMATA)*

- Navy Yard Metro Renovations – Both entrances to this station are being expanded and upgraded to meet the new demand not only of ballpark visitors, but of new residents and office workers.

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. Any of these entities can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>Capitol Hill</b>				
Capitol Hill BID	30 Massachusetts Ave, NE Washington, DC 20002	202-842-3333		<a href="http://www.capitolhillbid.org">www.capitolhillbid.org</a>
Barracks Row Main Street	733 ½ 8 <sup>th</sup> St, SE Washington, DC 20003	202-544-3188	<a href="mailto:execdir@barracksrow.org">execdir@barracksrow.org</a>	<a href="http://www.barracksrow.org">www.barracksrow.org</a>
H Street Main Street	961 H St, NE Washington, DC 20002	202-543-0161	<a href="mailto:HSMainStreet@aol.com">HSMainStreet@aol.com</a>	<a href="http://www.hstreet.org">www.hstreet.org</a>
<b>Capitol Riverfront</b>				
Capitol Riverfront BID	1100 New Jersey Ave, SE Suite 1010 Washington, DC 20003	202-465-7079		<a href="http://www.capitolriverfront.org">www.capitolriverfront.org</a>
<b>Greater Downtown</b>				
Downtown DC BID	1250 H Street, NW Suite 1000 Washington, DC 20005	202-638-3232		<a href="http://www.downtowndc.org">www.downtowndc.org</a>
Mount Vernon Triangle CID	1250 H Street, NW Suite 1000 Washington, DC 20005	202-661-7590	<a href="mailto:info@mountvernontriangle.org">info@mountvernontriangle.org</a>	<a href="http://www.mountvernontriangle.org">www.mountvernontriangle.org</a>
NoMa BID	131 M Street, NE Suite 105 Washington, DC 20002	202-289-0111		<a href="http://www.nomabid.org">www.nomabid.org</a>

## **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 (Engine Co. 19 headquarters pictured above) 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 abut the east side of the river, while Kingman Park sits to the west.

## Representation

Councilmember Yvette Alexander represents Ward 7 on the DC City Council. Ward 7 is represented on the DC State Board of Education by Dorothy Douglas. There are five advisory neighborhood commissions (ANCs) in Ward 7, comprising 35 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

DC City Council Yvette Alexander, Councilmember, Ward 7 1350 Pennsylvania Avenue, NW - Ste 400 Washington, DC 20004 Ph: 202-724-8068 E-mail: <a href="mailto:yalexander@dccouncil.us">yalexander@dccouncil.us</a> Web: <a href="http://www.yvettealexander.org">www.yvettealexander.org</a>	DC State Board of Education Dorothy Douglas, Ward 7 441 4th Street, NW, Suite 723 North Washington, DC 20001 Ph: 202- 279-1045 E-mail: <a href="mailto:Dorothy.Douglas@dc.gov">Dorothy.Douglas@dc.gov</a> Web: <a href="http://www.osse.dc.gov">www.osse.dc.gov</a>
ANC 7A 4201 D Street SE Washington, DC 20019 Ph: 202- 584-0091	ANC 7B 3851 Alabama Ave., SE Washington, D.C. 20020 Ph: 202- 584-3400 E-mail: <a href="mailto:anc7b@earthlink.net">anc7b@earthlink.net</a> Web: <a href="http://www.anc7b.net">www.anc7b.net</a>
ANC 7C 4651 Nannie Helen Burroughs Avenue, NE #2 Washington, DC 20019 Ph: 202- 398-5100 E-mail: <a href="mailto:anc7c@verizon.net">anc7c@verizon.net</a>	ANC 7D 3939 Benning Road, NE Washington, DC 20019 E-mail: <a href="mailto:7D06@anc.dc.gov">7D06@anc.dc.gov</a>
ANC 7E 5001 Hanna Place, SE Washington, DC 20019 Ph: 202- 582-6360 E-mail: <a href="mailto:7E@anc.dc.gov">7E@anc.dc.gov</a>	

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).

## Housing and Commercial Development

Development in Ward 7 has been on the low side compared to other wards. Between 2001 and June 2008, Ward 7 had the least amount of completed development other than Ward 4. However, Ward 7 has the fourth-highest amount of planned development other than Wards 2, 5 and 6. 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](http://www.wdcep.org).

*Residential* – The largest residential project currently under construction is Glenncrest (formerly known as Eastgate Gardens), 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. Another major project under construction is the Woodson Heights Condominiums located at 50<sup>th</sup> and C Streets, SE. This development involves 11 abandoned garden style apartment buildings, two of which will be renovated to produce 30 new units and nine of which 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. Many of the other strictly residential projects in the planning stages are being spearheaded by local community development organizations. For example, Fairlawn Estates in Fairlawn and Hilltop Terrace in Benning Heights will both include new, affordable single-family homes.

*Commercial* – The largest development project of any kind currently under construction in Ward 7 is the Minnesota Benning Government Center. This project is located at the intersection of Minnesota Avenue and Benning Road, NE, adjacent to the Minnesota Avenue Metrorail Station. It will include a five-story, 227,000 square foot office building for the 500-employee D.C. Department of Employment Services and a parking garage for Metro riders and others visitors. Completion is expected in 2011.

*Mixed-Use* – There are currently four major mixed-use developments in the planning stages for various neighborhoods in Ward 7. Parkside, a 26-acre site located off Kenilworth Avenue near the Minnesota Avenue Metrorail Station, has plans for 1,500 - 2,000 residential units (20 percent affordable), 30,000 - 50,000 square feet of retail, 500,000 - 750,000 square feet of office and a one-acre park. The first phase has two major components: Victory Square at Parkside, a 98-unit residential building for the elderly, and Parkside Townhomes, 112 single-family townhomes. The project is part of the LEED Neighborhood Development pilot program and will include a variety of green and sustainable building practices. Another large and highly anticipated project is the Skyland Town Center. Located at Alabama Avenue and Naylor Road, SE, the Skyland Shopping Center is slated to become a new, walkable, mixed-use town center. The site will incorporate four blocks of mixed retail and residential development. The first phase could be completed as early as 2012. A significant retail and office project in the planning stages is the redevelopment of the Penn Branch Shopping Center located at the intersection of Pennsylvania and Branch Avenues, SE. The proposal calls for 86,000 square feet of office, 76,000 square feet of retail and 74,000 square feet of residential. The project will involve new construction and renovation of the existing shopping center. Finally, Capitol Gateway Marketplace is part of the Capitol Gateway Hope VI project. Current plans call for 220,000 square feet of office, 100 apartments and 110,000 square feet of retail anchored by a grocery store. The overall Capitol Gateway Hope VI project will contain 545 rental units (308 high-rise, 86 family rental and 151 senior apartments), 173 condominium units, 142 single-family homes, nearly 110,000 square feet of retail and 220,000 square feet of office.

## Neighborhood Development and 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:

### *Deputy Mayor for Planning & Economic Development (DMPED)*

- Strand Theater – Formerly a 600-seat movie house, dance hall and pool room, this Deanwood neighborhood landmark is currently owned by the District Government. DMPED solicited development proposals from private firms, and has selected a team of developers to whom it will either sell or lease this historic theater. The Strand is located at 5131 Nannie Helen Burroughs Avenue, NE near Marvin Gaye Park, which is also undergoing major redevelopment, including upgraded walking trails and an amphitheater.
- 5201 Hayes Street, NE – This government-owned property is located within the Lincoln Heights and Richardson Dwellings New Communities area. DMPED is soliciting proposals from private developers with a deadline of summer 2009. 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.
- 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.
- 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)*

- Benning Road Street and Streetscape Improvements – DDOT is currently completing improvements along Benning Road between Bladensburg Road (at the juncture of Wards 5 and 6) and 42<sup>nd</sup> Street, NE (in Ward 7)
- Nannie Helen Burroughs Avenue Street and Streetscape Improvements – DDOT is expected to begin construction along this corridor in spring 2009. Work will be completed between 44<sup>th</sup> Street and Division Avenue, NE.

### *Department of Parks & Recreation (DPR)*

- Deanwood Recreation Center - The Deanwood Community Center and Library is a co-location project between DPR and the DC Public Library. The new center will be a 63,000 square foot facility located at 49th and Quarles Streets, NE. It will feature both recreation and library programs and services. Construction began in December 2008 and is scheduled to be complete in summer 2010.

### *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 – Construction has begun on this project, located at 5500 Eads Street, NE in Deanwood. The new 253,000 square foot building will have capacity for 1,300 students. It is scheduled for completion in 2011. Incidentally, this is the only high school located within Ward 7.



### *DC Public Library (DCPL)*

- Anacostia Library – Located at 1800 Good Hope Road, SE, on the border with Ward 8, the Anacostia Neighborhood Library will be demolished and redesigned to accommodate a substantial exterior and interior renovation. The building is currently 16,969 square feet. Upon completion of this redesign and substantial renovation, the building will be anywhere from 18,000 to 20,000 square feet. The new library will contain an open floor plan with more usable floor space that will decrease operating costs and allow staff to work more efficiently. Completion is estimated for 2010.
- Benning Library – Located at 3935 Benning Road, NE, the Benning Neighborhood Library will be demolished, redesigned and reconstructed. The new construction will be approximately 18,000 to 20,000 square feet in size, and will contain an open floor plan with more usable floor space, much like the Anacostia Library. This project is also expected to be completed in 2010. Both libraries are operating out of temporary spaces during construction.

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, which can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>Main Streets</b>				
Deanwood Heights Main Street	4645 Nannie Helen Burroughs Avenue - Suite 202 Washington, DC 20019	202- 621-2288	<a href="mailto:djones@wefdirect.org">djones@wefdirect.org</a> <a href="mailto:dwdmainstreets@gmail.com">dwdmainstreets@gmail.com</a>	<a href="#">N/A</a>

## **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 Douglass House (pictured at right). 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 Wasington 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 Elizabeths 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.

## Representation

Councilmember Marion Barry represents Ward 8 on the DC City Council. Ward 8 is represented on the DC State Board of Education by [William Lockridge](#). There are five advisory neighborhood commissions (ANCs) in Ward 8, comprising 35 single member districts (SMDs). ANCs advise the District government on neighborhood issues related to zoning, social service programs, health, police protection, sanitation and recreation. Each SMD elects one unsalaried commissioner to serve on the ANC.

DC City Council Marion Barry, Councilmember, Ward 8 1350 Pennsylvania Avenue, NW - Ste 102 Washington, DC 20004 Ph: 202-724-8045 E-mail: <a href="mailto:mbarry@dccouncil.us">mbarry@dccouncil.us</a> Web: <a href="http://www.dccouncil.washington.dc.us/barry/">www.dccouncil.washington.dc.us/barry/</a>	DC State Board of Education <a href="#">William Lockridge</a> , Ward 8 441 4th Street, NW, Suite 723 North Washington, DC 20001 Ph: 202- 431-5368 E-mail: <a href="mailto:William.Lockridge@dc.gov">William.Lockridge@dc.gov</a> Web: <a href="http://www.osse.dc.gov">www.osse.dc.gov</a>
ANC 8A 2100-D Martin Luther King Jr. Avenue, SE Washington, DC 20020 Ph: 202- 889-6600 Web: <a href="http://www.anc8adc.org">www.anc8adc.org</a>	ANC 8B 1809 Savannah Street S. E. Suite A Washington, D.C. 20020 Ph: 202- 610-1888 Web: <a href="http://www.anc8b.org">www.anc8b.org</a>
ANC 8C 3125 MLK Jr. Avenue, SE Washington, DC 20032	ANC 8D 4601 Martin Luther King Jr. Ave SW Washington, DC 20032 Ph: 202- 561-0774
ANC 8E P.O. Box 7050, Congress Heights Station Washington, DC 20032 Ph: 202- 562-7951	

Note: Each ANC handles communication differently. Some have central contact information, while others rely on the contact information of individual commissioners. Only central contact information is listed here. For general information on the ANC system, The **Office of Advisory Neighborhood Commissions** (OANC), which provides technical support to the 37 ANCs, is located in Room 8 of the Wilson Building, 1350 Pennsylvania Avenue, NW, Washington, DC, 20004. The office can be reached at (202) 727-9945 or [gottlieb.simon@dc.gov](mailto:gottlieb.simon@dc.gov).



## Housing and Commercial Development

Ward 8 has experienced a high level of development activity recently. Between 2001 and 2008, developers completed nearly as many projects in Ward 8 as in Wards 2 and 6 – which are in the heart of downtown DC’s construction boom. Further, Ward 8 has the second-highest number of proposed developments, exceeded only by Ward 6. 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](http://www.wdcep.org).

*Anacostia/Poplar Point* – Poplar Point Place, located at Howard Road, SE and Suitland Parkway, will offer nearly 300,000 square feet of retail space on three levels and a two-story, 10,000 square feet retail/restaurant space. An additional six stories of residential and office will be located above, which will result in approximately 25,000 square feet of office and roughly 750 apartments. Sheridan Terrace, at Sheridan and Bowen Roads near the Anacostia Metrorail station, was an apartment complex that was torn down in 1997. Plans call for 344 new units of mixed-income housing consisting of 183 rental units and 161 for-sale homes. The project received \$20 million in HOPE VI grants. The Anacostia Gateway Government Center planned for Martin Luther King Jr. Avenue and Good Hope Road, SE, will be developed as government office space, potentially for the DC Department of Transportation headquarters. The six-story building could total about 335,000 square feet and offer about 6,000 - 8,000 square feet of retail.

*Congress Heights* – Located in the heart of Congress Heights near the intersection of Alabama Avenue and Stanton Road, SE, the Henson Ridge HOPE VI project will bring about the revitalization of the Frederick Douglass and Stanton Dwellings. The entire Henson Ridge development includes 320 homeownership units and 280 rental homes. Both types of residential units will be targeted to households with a range of incomes. This project is under construction now, and will continue in several phases. Another major project under construction is Asheford Court, the residential portion of the mixed-use redevelopment of the former Camp Simms site. Asheford Court will be a new community of 75 single-family detached homes. The first homes have already been delivered and the rest should be completed soon. Archer Park (formerly known as Trenton Terrace Apartments), located at Mississippi Avenue and Wheeler Road, SE, will replace 214 vacant apartments with 240 new workforce condominiums that will consist of 12 separate three-story walk-up buildings.

*St. Elizabeths* - St. Elizabeths is divided into two campuses. The West Campus is owned by the federal government and is under the custody and control of the U.S. General Services Administration (GSA). It is located in the Anacostia community in southeast Washington on a hill overlooking the Anacostia River with panoramic views of Washington and Virginia. The East Campus, owned by the District of Columbia, is located across Martin Luther King, Jr. Avenue from the West Campus and is still in use as a mental health facility.

The West Campus of St. Elizabeths, was placed on the National Register of Historic Places in 1979, designated a National Historic Landmark in 1990, and placed on the D.C. Inventory of Historic Sites in 2005. Over the last several years, the federal government has made plans to revive the West Campus, noting that it is the largest plot of unused federal land in the District. They now appear poised to move forward with plans to renovate the buildings and land in order to install a high security complex that will house the Department of Homeland Security Headquarters and the U.S. Coast Guard.

Recognizing the opportunity to catalyze development on the East Campus and draw out employees from a high security compound, the District approached the General Services Administration about the possibility of moving a portion of the Department of Homeland Security (DHS) program to the East Campus. The potential benefits of leasing office space to DHS include:

- Providing a guaranteed tenant to ensure initial development on the East Campus;
- Supporting amenity retail and services that would be accessible to the public and new DHS employees;
- Creating a front door to the DHS development on the East Campus that may ease the high security, walled off presence on the West Campus; and

- Generating an opportunity to explore enhanced transit service that would increase the transit opportunity for federal employees and future residents of the East Campus.

In addition to the physical assets of the East and West campus, redevelopment of Saint Elizabeths will have positive economic benefits to both local Ward 8 residents and the District of Columbia. Local residents will benefit from new jobs, housing choices, retail amenities, and community facilities; however it will be critical to pro-actively link new employment opportunities, facilities, and programming to meet the needs of surrounding communities. The District will benefit by attracting new economic development, new tax revenues and new housing units to achieve its broader social and economic goals.

*Other Neighborhoods* – The Grays on Pennsylvania, located on the 2300 block of Pennsylvania Avenue, SE, will include 118 apartment units, a courtyard and 7,500 square feet of retail. All of the units will be available as workforce housing for households earning up to 60 percent of the area median income. Development is planned at 4001-4005 South Capitol Street in the Bellevue neighborhood. Current plans call for a 530,000 square foot housing and residential project with 52,000 square feet of retail, 200 residential units and 85,000 square feet of office space.

*Major Proposed Development Areas* – It should also be noted that while specific proposals are still not firm, major development expected to total over 15,000,000 square feet is under consideration for areas such as Poplar Point, Saint Elizabeths Hospital (both east and west campuses), Barry Farm and the areas around the Anacostia and Congress Heights Metrorail stations.

## **Neighborhood Development and 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)*

- Anacostia Gateway – The Anacostia Gateway is the first new commercial construction in Historic Anacostia in 15 years. Located at the corner of Martin Luther King Jr. Avenue and Good Hope Road, SE, the Anacostia Gateway will serve as the northern entrance to Historic Anacostia. The project brings much-needed investment and new employment opportunities to this historically underserved area of the District.
- Saint Elizabeths – The Saint Elizabeths campus consists of about 336 acres of land bisected into an East and West side by Martin Luther King Jr. Avenue, SE. The East Campus is controlled by the District and is currently used as a mental health facility. A new psychiatric facility is being built on the site, which will free up the majority of the historic property for redevelopment as proscribed by the current planning process (see above under Planning). The West Campus is controlled by the federal government and the General Services Administration is planning to turn the site into a consolidated headquarters for the Department of Homeland Security. The District government is working closely with federal officials to ensure that the federal presence on the West Campus can be integrated into the surrounding community and complement development that will occur on the East Campus.

### *District Department of Transportation (DDOT)*

- Anacostia Streetcar System – DDOT is implementing a streetcar system in Anacostia designed to connect riders to the Anacostia Metrorail station - and eventually beyond - as part of 33 miles of transit lines throughout the District taking riders to major employment centers and other transit stations. While work was expected to get underway laying tracks for the first phase of this project some time in 2009, delays have caused the estimated construction completion date to be pushed back to 2012.

- Anacostia Streetscape Project – Martin Luther King Jr. Avenue in the Anacostia neighborhood is a vibrant traditional neighborhood retail center. The vision for this project is to ensure the segment will be a walkable, main street-like environment that is well lit by new streetlights, has enhanced crosswalks, excellent transit facilities and public art. The physical environment along Good Hope Road will also be enhanced to provide access to the Anacostia waterfront. The intersection at Howard Street, near the Anacostia Metrorail station, will be enhanced with additional lighting and public art. Way-finding signage will direct visitors to places of interest. Planning is also underway for South Capitol Street improvements, running south all the way through the Bellevue neighborhood.

#### *DC Public Schools (DCPS)*

- Savoy Elementary School – Through innovative public/private financing, DCPS, the DC Department of Parks & Recreation and Thurgood Marshall Academy have formed a team to create a new 25,466 square feet community recreation center shared by both Savoy Elementary School and Thurgood Marshall Academy. The 59,680 square feet Savoy Elementary School is being completely modernized to include classrooms, library, multipurpose cafeteria and administrative offices. The new recreation center provides flexible meeting rooms, classrooms and a full gymnasium. The 98,000 square feet project is scheduled to deliver in 2009 and will try for LEED certification.
- Birney Elementary School – Located at 2501 Martin L King Jr. Avenue, SE, this school is in an 86,800 square feet building constructed in 1950. The modernization of this building will involve construction of a new school while maintaining the historic façade of the existing school. Completion is expected in 2009.

#### *DC Public Library (DCPL)*

- Washington Highlands Neighborhood Library – Located at 115 Atlantic Street, SW, the existing Washington Highlands Neighborhood Library will be demolished in 2009 with construction of a new 20,000 square feet building to start later in the year.

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 two active Main Streets in Ward 8, which can be contacted for more information on specific activities and initiatives.

Name	Address	Phone #	E-mail	Web Address
<b>Main Streets</b>				
Main Street Anacostia	1800 Martin Luther King Jr. Avenue, SE Washington, DC 20020	202- 266-2989	<a href="mailto:info@mainstreetanacostia.org">info@mainstreetanacostia.org</a>	<a href="http://www.mainstreetanacostia.org">www.mainstreetanacostia.org</a>
Congress Heights Main Streets	3119 Martin Luther King Jr. Avenue, SE Washington, DC 20032	202- 562-1405	<a href="mailto:congressheightsmainstreets@gmail.com">congressheightsmainstreets@gmail.com</a>	<a href="http://www.webjunction.co.in/other/Congress/">www.webjunction.co.in/other/Congress/</a>

## 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 and Mayor's Agent for historic preservation. HPO also implements federal historic preservation programs as the State Historic Preservation Office for the District of Columbia

Historic preservation helps to make the nation's capital a beautiful and desirable city in which to live, work and visit. The architecture, scale and uniqueness of the city's old buildings have a broad appeal; virtually every historic district in Washington, D.C., is experiencing economic resurgence. The future of our city will, in large measure, be determined by our ability to successfully revitalize residential communities and the downtown area, and thereby capitalize on the unique assets of the past.

## Historic Resources

The Historic Landmark and Historic District Act of 1978 established both the Historic Preservation Office (HPO), located within the D.C. Office of Planning (OP), and the Historic Preservation Review Board (HPRB). HPO serves as staff to HPRB and provides professional expertise in historic preservation at OP. HPRB is comprised of nine private citizens appointed by the Mayor to represent professional and community viewpoints in the historic preservation process, establish the city's preservation policies, advise the Mayor and City Council on preservation matters, designate landmarks and districts and review projects. HPRB serves as a local review commission and as the statewide review board on matters relating to the implementation of the National Historic Preservation Act. HPO promotes the stewardship of our city's historic and cultural resources through planning, protection and public education. HPO serves a dual role as a municipal regulatory agency administering a local preservation program under the DC Historic Landmark and Historic District Preservation Act and as the DC State Historic Preservation Office (SHPO) for the purposes of complying with the National Historic Preservation Act. Under federal law, the SHPO is responsible for planning, reviewing federal projects, conducting survey and registration of historic properties, administering the program for preservation tax credits, managing and distributing federal Historic Preservation Fund (HPF) grants and conducting educational programs.

HPRB evaluates and designates properties for inclusion in the D.C. Inventory of Historic Sites. HPO maintains the *D.C. Inventory of Historic Sites*, the official list of properties designated as D.C. Landmarks by the Government of the District of Columbia in accordance to the city's historic preservation law. At present, there are well over 750 entries in the *Inventory*, whereby each entry may include a single building, structure or site or cluster of buildings or historic districts, thus encompassing an estimated 25,000 buildings. Based on HPRB recommendations, the DC SHPO nominates properties for listing in the National Register of Historic Places, the nation's official list of resources worthy of preservation. The list 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.

## Historic Homeowner Grants

The Historic Homeowner Grant Program is the District's first grant program to assist low- and moderate-income homeowners to rehabilitate their homes in historic districts. The program was initiated in FY 2007 with a pilot demonstration in the Anacostia Historic District. After its 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. The maximum grant per household is \$25,000 in these districts and \$35,000 in Anacostia. Matching requirements are determined based on household income.

The awards committee, made up of DC officials and historic preservation specialists, awarded the first round of grants in FY 2008. Fifty-three homeowner grants were awarded totaling \$894,902 in restoration activities. 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.

## **Community Preservation Grants**

Every year HPO provides limited matching grants for activities supporting the goals of the DC Preservation Plan. Eligible activities include survey inventory, preservation planning, historic resource designation, public education and outreach and resource pre-development planning. The grants are made possible by an annual appropriation from the National Park Service. Eligible applicants for the grant awards include nonprofit organizations, individuals or groups working in partnership with nonprofits, institutions of higher learning and District of Columbia government agencies.

In FY 2007, HPO awarded \$52,400 in community preservation grants to local organizations. In FY 2008, HPO awarded \$46,725 in community preservation grants to local organizations as well as an additional \$24,500 to support an ongoing cooperative agreement for preservation outreach and activities. Under this program, local history and preservation organizations help to further the mission of the preservation program through their own activities. The program is made possible through disbursements from the HPF, managed by the National Park Service.

Eligible grant categories include preservation planning, survey and inventory, historic resource nominations and public education and outreach. The funds may be used to subsidize a historic resource survey, document a historic property, prepare brochures or educational materials, as well as to prepare architectural plans, reports, or engineering studies needed to help preserve and maintain National Register properties or National Historic Landmarks.

Each year, HPO solicits applications through a Request for Proposals (RFP) process. Applications are evaluated by a selection panel using a standardized rating and ranking process.

**Table 2.1. FY 2007 and 2008 Grant Recipients**

<b>Award Year</b>	<b>Project</b>	<b>Applicant</b>	<b>Amount</b>	<b>Description</b>
2008	Community Heritage Project Grants Program	Humanities Council of Washington, DC	\$35,000	Funded by the DC Community Heritage Project for a series of educational symposia, small community education subgrants, and to update and maintain the web-based resource center.
	Symposium on New Construction in Historic Districts	Dupont Circle Conservancy	\$1,725	For hosting a symposium focused on reviewing proposed new construction in designated historic districts.
	Revise and Reprint Downtown Historic District Brochure	DC Preservation League	\$10,000	For the preparation of an updated 16-20 page illustrated brochure describing the development and architecture of the Downtown Historic District.
	Cooperative Agreement	DC Preservation League	\$24,500	For publication of the citywide quarterly newsletter <i>Landmarks</i> and sponsorship of the annual Mayor's Awards for Excellence in Historic Preservation.
2007	Architectural Treasures of Shaw	Shaw Main Streets	\$3,370	Create a poster featuring architectural elements and an architectural scavenger hunt to raise awareness of Shaw's historic built environment.
	Lanier Heights Historic Resource Survey	Kalorama Citizens Association	\$14,000	Survey and photograph this potentially eligible historic area using a professional preservation consultant and volunteers.
	Peirce Mill: 200 Years in the Nation's Capitol	Friends of Pierce Mill	\$6,000	The Friends group will continue its work on restoring the mill and will raise awareness with a publication on the history of the mill.
	Outreach Campaign, Congressional Cemetery's Bicentennial Celebration	Association for the Preservation of Historic Congressional Cemetery	\$19,030	Publish brochures and conduct outreach efforts to involve the public in the cemetery's 200th anniversary.
	Report on the Neighborhood Surrounding Historic Adas Israel Synagogue	Jewish Historical Society of Washington	\$10,000	Study the history of the neighborhood to develop a context for understanding the history of DC's Jewish population.

## **Neighborhood Outreach and Public Education**

Neighborhood outreach and public education are vital components of the District's historic preservation program. Active public involvement is an integral part of the historic preservation process, and HPO seeks out opportunities to meet with the community to answer questions, explain preservation methodologies and engage constituents. The HPO staff includes a Community Outreach Coordinator who works closely with organizations citywide and sponsors informational events to increase citizen awareness of preservation programs and community heritage projects.

During FY 2007, HPO staff members made presentations at 88 community meetings, including 19 ANC meetings, attended by more than 2,200 individuals. In addition, the Outreach Coordinator participated in more than 80 consultation meetings, where the office was invited to provide advice on proposed development plans and community issues. During FY 2008, HPO staff participated in a total of 131 community meetings, attended by more than 2,180 individuals. A number of presentations were given to ANCs and community groups on potential historic districts and boundary increases in such neighborhoods as Anacostia, U Street, Lanier Heights, Chevy Chase and Meridian Hill. Formal presentations addressed such topics as the practical implications of preservation, the role of historic preservation in planning and how to apply for historic designation. The Community Outreach Coordinator served as facilitator of the DC Community Heritage Project symposia and participated in a roundtable presentation on preservation programs that address ethnic and racial diversity at the bi-annual National Association of Preservation Commissions conference.

## **Survey and Inventory of Historic Properties**

Historic resource surveys provide the primary means of identifying and documenting historic resources throughout the city. Advisory Neighborhood Commissions, civic organizations, preservation professionals, educational institutions and volunteers may sponsor survey and inventory work, often using federal matching grants. HPO also conducts survey work directly. The following historic resource survey work took place in FY 2007 and FY 2008:

### **FY 2007**

#### **Historic Context Study for Mid-Century Modernism**

Work continued this year on a city-wide study of postwar architecture by Robinson & Associates, funded from a special grant program established by Monument Realty and supervised by an advisory group including the DC Preservation League, National Trust for Historic Preservation and HPO.

#### **Neighborhood Survey Work**

In addition to the Lanier Heights Survey, other survey work was initiated through private efforts in Chevy Chase, and in Barney Circle, where residents voted to initiate a community survey. In addition, a community study of resources outside the current boundaries of the Takoma Park Historic District may identify a potential area for expansion of the existing historic district.

### **FY 2008**

#### **Meridian Hill**

A survey of the Meridian Hill neighborhood was completed by the HPO and included general research into the history and development of the area and research on the 72 buildings within the survey boundaries. Intensive archival and on-site survey work was conducted on each of the buildings, and the information entered into the Integrated Preservation Software system. The survey culminated with the completion of a National Register nomination form.

**Lanier Heights**

Work was completed on the Lanier Heights survey, which was funded by HPO and carried out by the Kalorama Citizens Association. A survey report has been produced and disseminated.

**U Street Historic District expansion**

HPO completed a survey of an expanded area around the existing U Street Historic District. The survey included 19 buildings with extensive research on each. The project included completion of a nomination to amend the National Register listing.

**Historic Context Study for Mid-Century Modernism**

Work continued on a city-wide study of postwar architecture by Robinson & Associates, funded from a special grant program established by Monument Realty and supervised by an advisory group including the DC Preservation League, the National Trust for Historic Preservation and HPO.

**Historic Landmark and Historic District Designation**

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. In each case, HPO worked with applicants and property owners to guide, inform and facilitate the process prior to the designation hearings.

During FY 2007, HPRB designated 12 buildings and 18 monuments as historic landmarks, as well as one historic district and two historic district expansions. These designations were unusual in that they included a large group of properties nominated by federal agencies. The General Services Administration and National Park Service nominated these properties for listing in the National Register of Historic Places pursuant to their agency responsibilities under Section 110 of the National Historic Preservation Act. Their voluntary nomination of these buildings as DC historic landmarks reflects strengthened cooperation between DC and federal historic preservation officials.

For FY 2008, HPRB designated two historic districts and 17 sites. HPRB also denied one historic landmark nomination for the National Permanent Building at 1775 Pennsylvania Avenue, NW. Only one designation was opposed by the property owner.

**National Register Designations**

The National Register of Historic Places is the nation's official list of resources worthy of preservation. 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. As a general policy, the Board recommends nominating all D.C. Inventory landmarks and districts to the National 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.



Listings during FY 2007 include two new historic districts, two historic district expansions, two parks and 33 individual properties. In addition to the thirteen memorials nominated by the National Park Service and the seven federal buildings nominated by the General Services Administration, the listings include the following:

**Historic Districts**

Armed Forces Retirement Home  
Foxhall Village Historic District  
Fourteenth Street Historic District (amendment and boundary increase)  
Pennsylvania Avenue National Historic Site  
Sixteenth Street Historic District (boundary increase)

**Historic Landmarks**

Cavalier Apartment Building (Hilltop Manor), 3500 14th Street, NW  
Chesapeake & Potomac Telephone Company Warehouse, 1111 North Capitol Street, NE  
Engine Company 21/Truck Company 9 (Lanier Heights Firehouse), 1763 Lanier Place, NW  
Engine Company 17 (Brookland Firehouse), 1227 Monroe Street, NE  
Engine Company 23 (Foggy Bottom Firehouse), 2119 G Street, NW  
Engine Company 25 (Congress Heights Firehouse), 3203 Martin Luther King, Jr. Boulevard, SE  
Engine Company 29 (Palisades Firehouse), 4811 MacArthur Boulevard, NW  
Grant School, 2130 G Street, NW  
Martin Luther King Jr. Memorial Library, 900 G Street, NW  
Truck Company F (Old Columbia Heights Firehouse), 1338 Park Road, NW  
Truck House 13/Engine Company 10 (Trinidad Firehouse), 1347 Florida Avenue, NE  
Uline Ice Company Plant and Arena, 1132-46 3rd Street, NE

**Historic Parks**

Montrose Park  
Glover-Archbold Park

Listings for FY 2008 include two historic districts, one district amendment and 27 individual properties. In addition to the thirteen memorials nominated by the National Park Service and the seven federal buildings nominated by the General Services Administration, the listings include the following:

**Historic Districts**

Armed Forces Retirement Home Historic District  
Washington Navy Yard Historic District expansion (Washington Navy Yard Annex)  
Pennsylvania Avenue National Historic Site (amendment)

**Historic Landmarks**

Montrose Park  
Eldbrooke United Methodist Church

Methodist Cemetery  
Howard Theater (amendment)  
First Baptist Church of Deanwood  
United States Tax Court  
United States Department of Housing and Urban Development  
George M. Barker Company Warehouse

### **Memorials and Markers**

Memorials in Washington Multiple Property Submission - Asbury Memorial; Cuban Friendship Urn; Cardinal Gibbons statue; Samuel Gompers Memorial; Samuel Hahnemann Memorial; Henry Wadsworth Longfellow Memorial; Marconi Memorial; Newlands Fountain; Temperance Fountain; Titanic Memorial; Columbus Fountain; Daniel Webster Memorial; General Jose de San Martin Memorial

Garden Club of America Markers Multiple Property Submission - Chevy Chase Circle Entrance Markers; Georgia Avenue at Kalmia Street Entrance Marker; Westmoreland Circle Entrance Markers; Wisconsin Avenue Entrance Markers

### **Protection and Enhancement of Historic Properties**

HPO continues to staff the Permit Center under a 2007 agreement with the Department of Consumer and Regulatory Affairs (DCRA). Initially, HPO was able to staff only for half-days; however, with the increase in staffing levels, a representative of this office is available at DCRA throughout regular business hours. This individual helps homeowners and business owners expedite their permit applications, offering a one-stop shop for permit applications at DCRA.

The preservation review process established by the Historic Landmark and Historic District Protection Act protects designated properties from demolition and ensures that physical changes are compatible with their historic and architectural character. It also encourages the adaptation of historic properties for current use. Under this process, HPRB and HPO review all building and public space permits for historic property. Through administrative agreement, HPO also reviews subdivision and raze applications citywide.

Rehabilitation and construction activity continued to rise in the city's historic districts during FY 2007. HPO and HPRB acted on 4,333 construction permits and related applications. Of these, 90 percent were processed administratively as an "over-the-counter" customer service for District homeowners and small contractors.

The District's preservation process is fully coordinated with the mandated reviews by the U.S. Commission of Fine Arts under the Old Georgetown Act and Shipstead-Luce Act. During FY 2007, the HPO staff coordinated with the Commission on the review and processing of nearly 900 cases, including more than 600 Georgetown projects.

During FY 2008, HPO and HPRB acted on 4,537 construction permits and related applications. Of these, 94 percent were processed administratively as an "over-the-counter" customer service for District homeowners and small contractors. In addition, the HPO staff coordinated with the Commission on the review and processing of nearly 900 cases, including more than 600 Georgetown projects.

## **Federal Project Review**

In its role as the State Historic Preservation Office, HPO completed 153 federal agency reviews under Section 106 of the National Historic Preservation Act in FY 2007 and 137 in FY 2008. These include projects on federally owned land as well as federally funded or licensed projects affecting historic and archaeological resources. HPO works directly with the agencies, civic groups and the general public to identify historic properties and to ensure that adverse effects to such properties are avoided, minimized or properly mitigated. Reviews are conducted in close coordination with other review regulatory bodies such as the Advisory Council on Historic Preservation, the National Capital Planning Commission, U.S. Commission of Fine Arts and the National Capital Memorials Advisory Commission.

## **DC Project Review**

The Historic Preservation Amendment Act of 2006, which became effective in November 2006, established a new requirement for District agencies to consult with HPO before undertaking projects that could affect historic properties. This requirement is modeled after the federal preservation review process under Section 106 of the National Historic Preservation Act.

HPO began the implementation of this new procedure in FY 2007 by briefing District colleagues on the new requirement, establishing working relationships with key land-holding agencies, and coordinating closely with fellow agencies on key projects already in the planning stage. In FY 2008, the office completed reviews of 216 District undertakings.

The affected DC projects include such activities as roadway improvements, upgrading of recreation centers, public housing replacement and housing rehabilitation assistance. Some of these DC projects (notably transportation improvements) are federally funded or licensed, and are already reviewed under the federal Section 106 process.

## **Preservation Tax Incentives**

In conjunction with the National Park Service, HPO reviews projects seeking to take advantage of federal preservation tax incentives. One incentive program provides a 20 percent tax credit for money expended on rehabilitating an income-producing property. The other offers a tax deduction for a charitable donation of a preservation easement to a qualified easement-holding organization.

HPO reviews and forwards both types of applications to the National Park Service for final approval. In FY 2007, HPO processed 102 tax incentive applications, the majority of which were easement certifications. HPO also reviewed four rehabilitation projects that were initiated and one that was completed in FY 2007, representing a total estimated investment of \$60 million in historic buildings. In FY 2008, HPO processed 51 tax incentive applications and reviewed six rehabilitation projects that were initiated or completed in FY 2008, representing a total estimated investment of \$89.5 million in historic buildings.

**Table 2.2. HPO Reviewed Rehabilitation Projects for FY 2007 - FY 2008**

	Project	Estimated Rehabilitation Costs
FY 2008	Boilermaker's Shop, Southeast Federal Center	\$24.5 million
	Webster Garden Apartments, 124-130 Webster St, NW	\$8.4 million
	Woodward Building, 733 15th St, NW	\$52.8 million
	Former Libyan Embassy, 2344 Massachusetts Avenue, NW	\$2 million
	Rental House, 15 6th St, SE	\$155,000
FY 2007	Woodward and Lothrop Building, 1025 F St, NW	\$1.7 million
	Mayfair Mansions, 3819 Jay Street, NE (Historic Landmark)	\$30.5 million
	The Sorrento, 2233 18th St, NW	\$3.6 million
	Wardman Row, 1416-1444 R St, NW	\$5.8 million
	418-426 C St, NW	\$135,000
	Atlas Performing Arts Center, 1333 H St, NE	\$20 million

## Inspections and Enforcement

The Historic Preservation Office's building inspectors respond to public complaints and routinely canvass historic districts to identify work being undertaken without appropriate permits. Inspectors also monitor work in progress under approved permits in order to ensure completion in accordance with the permit conditions.

<b>Table 2.3. Inspection and Enforcement</b>		
	FY 2007	FY 2008
Inspections	757	946
Stop Work Orders	161	107
Violation Notices	109	96
Infraction Notices (Tickets)	49	40

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 fines starting at \$2,000. The issuance of a ticket represents the first step in the legal process required by the Office of Administrative Hearings.

## **Planning for Activity Hubs**

### **Mobility/Transportation Choices**

In the past two years the Office of Planning (OP) has increased efforts to improve the mobility of District residents as well as accessibility to key destinations throughout the city and to daily needs. 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. In 2008, OP staff reviewed 114 public space applications - a 48% increase from 2007.
- Pursuit of opportunities to improve neighborhood connectivity and to provide additional travel choices for residents. One such opportunity exists at the intersection of North Capitol Street and Irving Street, NE. In the second quarter of FY 2009, OP launched the North Capitol Street Cloverleaf Feasibility Study in partnership with DDOT and the National Capital Planning Commission (NCPC). Alternative intersection configurations for the cloverleaf at Irving Street were explored, as well as short term conceptual recommendations to improve safety, bicycle, pedestrian and transit connectivity, and transportation operations in the study area.
- 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. OP will be working through the remainder of FY 2009 to develop the zoning text and identify areas where parking space minimums should be abolished.
- Promotion of the development of premium services for transit riders. OP has been working with the Metropolitan Washington Council of Governments (MWCOC) and neighboring jurisdictions to develop a regional rapid transit system. Priority bus corridors would receive roadway improvements such as dedicated lanes, signal prioritization and enhanced stops, improving the efficiency and reliability of the District's transit services. K Street, NW has been identified as a key transit route in the system and design concepts have been developed to create a truly multi-modal corridor equally serving transit, pedestrians, bicyclists and motorists.
- Creation of multi-modal transportation hubs. OP is identifying a network of multi-modal hubs that are locally and/or regionally significant and working to develop these as centers of transportation and retail activity. The goal is to provide seamless door-to-door service for residents by offering a range of travel options at each location and providing real-time and full information on the ground and on mobile devices. Union Station is evolving to become one of the most accessible, interactive, functional and enjoyable public places in the country, providing new shopping, dining, entertainment and transportation choices such as long distance rail, car-sharing, premium bus services and the nation's first-ever bike sharing program.

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 (MWCOC, 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 is examining 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**

In 2008, the Office of Planning (OP), with the assistance of the Urban Institute, produced a Neighborhood Indicators Report to identify and measure a set of social, economic, demographic and environmental indicators at the neighborhood level in order to determine the well-being of a community.

The Neighborhood Indicators Report was intended to aid DC's leaders and citizens in addressing challenges and meeting goals through tracking and measuring major economic and social indicators. Particular focus was given to comparing the change across the city on a neighborhood-by-neighborhood basis from 2000 to 2007. The report provides a baseline assessment of the current situation in the city and comparison of measures over recent years. Indicators are grouped into eight subject categories:

- Demographics
- Economy – Jobs and Income
- Economy – Housing
- Education
- Health
- Family, Youth and Seniors
- Safety and Security
- Public Investment
- Environment

Each section provides a series of indicators meant to measure different aspects of each subject area. The indicators are discussed in the text and presented in charts and maps, providing a citywide, Ward and neighborhood context for current conditions and trends. For the full report, please visit <http://planning.dc.gov/planning/cwp/view,a,1354,q,645571.asp>.

OP anticipates measuring the indicators annually and including progress in its regular implementation reporting to the community.

In fiscal year 2009, OP initiated a plan in the Bellevue neighborhood of Ward 8 that included a special emphasis on using data indicators to drive planning decisions. The Bellevue neighborhood is primarily a low density residential area with a commercial spine that is ripe for redevelopment. The plan incorporates a revitalization strategy designed to:

- **Guide** redevelopment to address needs of the neighborhood;
- **Improve** the aesthetic look and feel of the commercial corridor;
- **Expand** the current retail and commercial mix;
- **Enhance** open space and public realm features;
- **Coordinate** public investment

As part of the planning process, OP established baseline data for a set of demographic and socio-economic indicators to provide a portrait of the neighborhood and its stakeholders at the outset of the planning process. Stakeholders used the data throughout the planning process to objectively weigh goals and strategies that would address critical needs in the neighborhood. Following the establishment of a vision statement for the plan and a set of goals to accomplish the vision, another set of indicators was identified that would track implementation process over time. These include:

- Median sales price of single family homes
- Household income and discretionary income
- Percentage of vacant property
- Percentage of people who live within a 15-minute walk to healthy food
- Number of homes weatherized
- Number of residents who participate in workforce development programs
- Library usage
- Recreation center usage

## Healthy by Design/Walkscore

The Office of Planning (OP) uses data and geographic analyses to further specific objectives like creating neighborhoods that are “healthy by design”-- neighborhoods where residents have convenient access to healthy food, routine physical activity, active recreation and primary health care. By promoting an urban form and providing amenities that offer residents the opportunity for physical activity and healthy food choices, the District may be able to improve health outcomes and reduce occurrences of obesity, high blood pressure and other lifestyle diseases.

OP has conducted preliminary research and is developing tools to further our knowledge of “healthy by design” issues and understand local challenges. The District is in the process of developing a Healthy by Design Index, similar to the online “Walkscore” tool. For any given address, the Healthy by Design Index will provide information on the walkability of the environment (i.e. number of destinations within walking distance, availability of safe walking environments); convenience and access to routine and leisure-time physical activity (i.e. distance to transit, schools, community centers, parks); and access to healthy foods and other healthy community amenities (i.e. distance to Grocery stores, farmer’s markets). The long-term goal is to provide this index online so the public can assess opportunities for healthy living in various communities throughout the City.

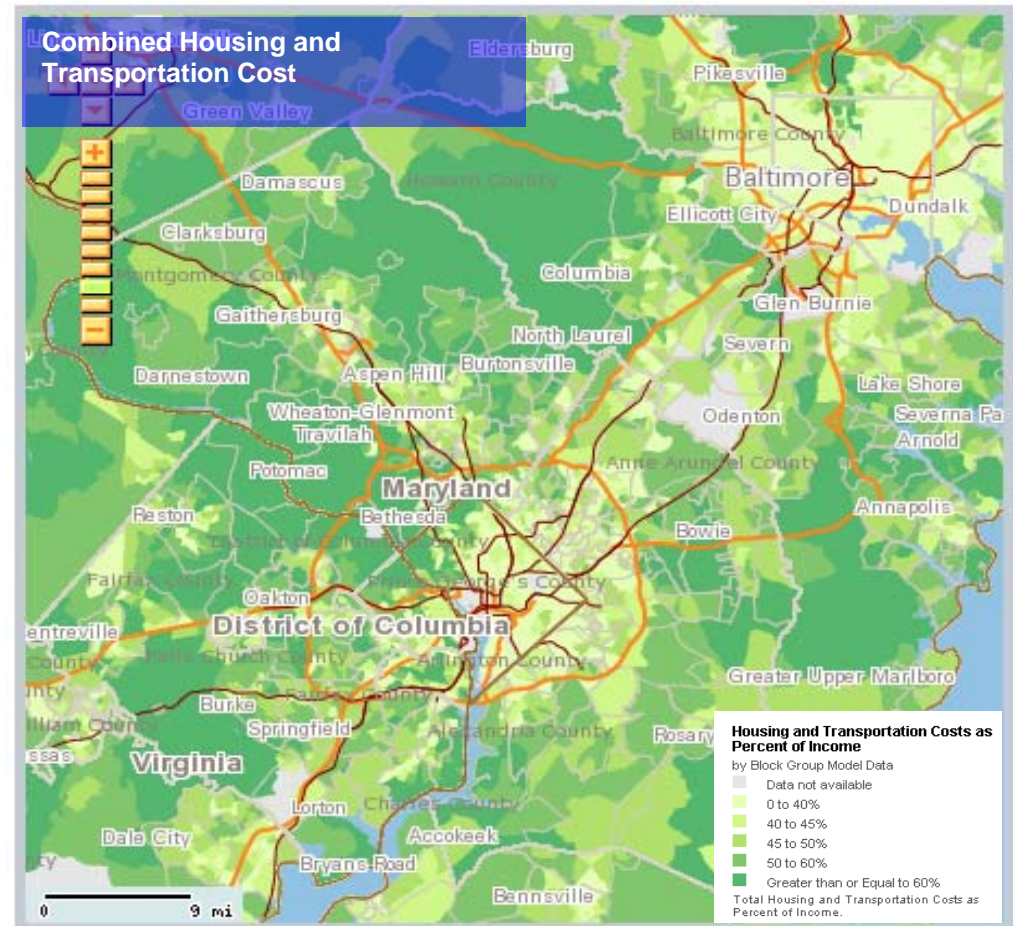
## Housing/Transportation Index

Changes in the cost of housing in the District of Columbia have been well studied over the past several years. However, the intersection between household housing costs and transportation costs has not been documented as thoroughly. “Drive until you qualify” is a well known problem for lower and middle-income households trying to find housing that is affordable. Typically, households are forced farther and farther away from jobs and services to find affordable housing, but this does not take into account the increase to their transportation costs.

The Office of Planning (OP) is working with the Center for Neighborhood Technology (CNT) to research and document the impact of different locations and urban environments, in DC and throughout the region, on total household housing and transportation expenses. The purpose of the study is to better understand the value of walkable, transit accessible neighborhoods toward reducing total household living expenses and contrast them with more auto-dependent neighborhoods. The study will help OP identify neighborhoods that could benefit from additional public transportation investments or small area plans aimed at improving walkability.

Several key components of the study include a neighborhood’s: walkability measured by the density of the street grid; access to both rail and bus transit; proximity to and number of jobs; vehicle ownership and the ensuing costs; the cost of housing; and finally, household income. These measures are entered into CNT’s model to estimate the average total cost of household housing and transportation expenses and how they vary by neighborhood or household conditions.

Previous work by CNT suggests that transportation costs can be three times greater in auto-dependent locations than in walkable transit-accessible neighborhoods. The map on the right shows how these expenses as a percent of the Area Median Income (AMI) vary by Census Block Group across the city and the region. Only the District’s most expensive neighborhoods west of Rock Creek Park have a combined average household housing and transportation cost of over 50 percent. Combined housing and transportation costs in most of the city’s neighborhoods equal less than 40 percent of household income. This is even true in Ward 2, which now has the highest median sales prices in the District. This difference may become even more dramatic if gas prices return to the levels experienced during early 2008.





## **2010 Census**

The US Census Bureau has embarked on a campaign to perform the biggest peace-time activity in America's history, which is to count the population in every US state, the District of Columbia and US territories in 2010. To make this effort a success, state, local and tribal governments are partnering with the Census Bureau to ensure their jurisdictions are counted correctly. The District of Columbia government, as a 2010 Census partner, will do its part to ensure 'DC Counts' in 2010.

In 2010, the US Census will define who we are in the District of Columbia. Taken every ten years, the census affects our political representation and directs the allocation of billions of dollars in government funding. As a 2010 Census partner, we can educate our community about the importance of participating in this historic event and help ensure no one is left uncounted. Working together, we can help our community receive the fiscal and social benefits to which it is entitled.

### **Background and Purpose**

The District of Columbia, with an estimated population of 592,000 in 2008, is one of the most racially and ethnically diverse cities in the United States. Over 74,000 District residents are foreign-born, about one-third of which arrived since 2000. The District has large Latin American, European, Asian, African and Caribbean populations. Hispanic residents numbered 49,000 in 2007. More than 40 languages are spoken with 15 percent of residents speaking a language other than English at home. While the District's diversity is its strength, it also poses a challenge to ensure every resident is counted in the 2010 census.

In the last decennial census in 2000, the District's population count was just over 572,000. That count was the result of a census where the overall response rate to the mail-in questionnaire was 60 percent, much lower than the national average (67 percent), and third-lowest among states and state equivalents. Many neighborhoods had a high concentration of census tracts with response rates below 40 percent. Among our challenges for the 2010 Census is to penetrate particular neighborhoods to reverse this low census response rate. These neighborhoods are characterized by low income, high unemployment, linguistically isolated households, foreign-born populations, overcrowded dwellings, single-parent households and high numbers of renters - all traditional areas of challenge for a census count. A concerted effort is needed from the District government and the Census regional and national offices to work with a broad cross-section of leaders and community activists to make the case in these communities for why it is important to be counted in the census.

### **Importance of 2010 Census**

- Every year, the federal government allocates over \$400 billion to states and communities based, in part, on census data.
- Census data guide local decision-makers on where to build new roads, hospitals, child-care and senior citizen centers, schools and more.
- Businesses use census data to locate retail stores, new housing and other facilities.
- Census data determine how many seats each state will have in the U.S. House of Representatives and provide the data used for redistricting of wards, ANCs and voting precincts in the District.

## **2010 Census Campaign**

Similar to the national campaign, the District-wide campaign is designed to achieve the following objectives:

- Increase mail response rates
- Improve accuracy and reduce undercounting
- Improve cooperation with enumerators

The Office of Planning/State Data Center has been involved and is still actively involved in local 2010 Census efforts in a number of ways including:

- Managing address canvassing of multi-unit apartments to augment the District's master address list of housing units.
- Conducting the Local Update of Census Addresses (LUCA) program to ensure all addresses in the city are accounted for in the Census Bureau's master file.
- Digitizing and submitting (for the first time) voting precinct boundaries to the Census as required for the Redistricting Data Program.
- Updating and realigning the District's census tract polygons to meet the new Census Bureau's criteria under the Participants Statistical Area Program (PSAP).
- Reviewing the Boundary Annexation Survey (BAS) to ensure all boundaries and street developments have been accounted for.
- Realigning Transportation Analysis Zones (TAZ) for the city.
- Analyzing the Census 2000 Planning Database as an important component of Census 2010 planning.
- Engaging in Census 2010 planning and community outreach efforts to increase the response rate in April 2010.

## **Planning Tools**

### **Development Review**

The Development Review division of the Office of Planning (OP) provides land use advice to the Zoning Commission, the Board of Zoning Adjustment, city agencies and applicants on individual projects and their compliance with the adopted laws, regulations and plans for the District. This includes submitting reports and recommendations to the Zoning Commission and Board of Zoning Adjustment regarding all applications and proposals, proposing changes to the zoning regulations and maps and participating in the implementation of the Comprehensive Plan, small area plans and special initiatives which may be generally large and complex, or have the potential to change the character of an area or the District as a whole.

OP analyzes zoning cases and planning projects against the policies of the Comprehensive Plan, additional adopted plans and policies and the technical criteria of the Zoning Regulations. Throughout this process, the staff works closely with applicants and interested parties to minimize adverse impacts on surrounding communities, maximize the benefits of new development and maintain the integrity of the Zoning regulations. Current initiatives include streamlining the zoning process, reviewing the zoning ordinance and examining development processes and potential of both air and water rights.

## The Zoning Process

The District's zoning regulations prescribe the location, height and size of buildings and the use of buildings and land for businesses, residences and other purposes. Zoning regulations are set forth in Title 11 of the District of Columbia Municipal Regulations and the accompanying zoning maps. Zoning authority is exercised by the Zoning Commission of the District of Columbia and the District of Columbia Board of Zoning Adjustment (BZA). The Home Rule Act requires that zoning not be inconsistent with the Comprehensive Plan.

The Zoning Commission is an independent, 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 Map, not to be inconsistent with the Comprehensive Plan for the National Capital area. Three members of the Zoning Commission are residents of the District appointed by the mayor and confirmed by the Council; the fourth member is the Architect of the Capitol (or his or her representative); and the fifth member is the Director of the National Park Service (or his or her representative). Cases range from the amendment of one section of the regulations to the adoption of an entire chapter on a new subject, and from a map change for one lot to a change involving a large area consisting of many blocks, squares or lots.

All privately owned land is zoned for either residential, commercial/light manufacturing, special purpose or industrial use. Each of these zones is divided into subcategories. There are overlay zones which are used to encourage or discourage certain uses or to modify the height, size or arrangement of buildings. The special purpose zone provides a transition between adjoining commercial and residential areas. It ensures that new development is compatible in use and scale with the adjoining areas. The waterfront zone encourages residential, office, retail and recreational uses.

Since residential uses are permitted in commercial zones, and commercial uses are permitted in industrial zones, it is not unusual to find differences between zoned and actual land use. In addition, an established use that is contrary to an amendment to the regulations may continue as a non-conforming use within certain guidelines.

While zoning defines the predominant use for land, it is often not feasible to proscribe other uses, which may have been in effect before amendments were enacted to re-define land use. Non-conforming uses occur when land is re-zoned from a zone where a use is allowed to a zoning district where the use is not permitted. Such uses have the right to continue but may not be changed unless approved by the Board of Zoning Adjustment (BZA). Federal government-owned or -used land is not zoned. The Home Rule Act exempts District-owned land in the central area of the city from zoning if the land is used for public purposes.

The BZA is an independent, quasi-judicial body. It is empowered to grant relief from the strict application of Zoning Regulations (Variances), approve certain uses of land (Special Exceptions), and hear appeals of actions taken by the Zoning Administrator. The Board's five members consist of three mayoral appointees, a rotating member of the District's Zoning Commission, and an appointee of the National Capital Planning Commission. In cases involving only Foreign Missions and Chanceries, the executive director of the National Capital Planning Commission becomes the sixth member of the Board. Public Hearing Notices for all cases before the BZA are published in the District of Columbia Register.

The BZA is authorized to vary or modify any part of the Zoning Regulations where, because of an exceptional situation, the strict application of the Zoning Regulations result in "exceptional practical difficulties or exceptional and undue hardship" upon a property owner. Such hardship may result from physical characteristics which make the property unique or difficult to use. To approve an application for a variance, the Board would have to find 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.

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; that is, the use is permitted provided certain specific criteria are met. The Zoning Regulations set out standards for the BZA to consider when deciding whether or not a particular special exception use should be allowed.

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

In the case of appeals, the BZA is authorized to hear cases where it is alleged that the decision of any administrative officer or body related to the enforcement or administration of the Zoning Regulations is incorrect. Under the Foreign Mission Act of 1982, the location, expansion or replacement of a chancery in certain mixed-use areas of the city is subject to the review and approval of the Board. Six criteria are applied when considering applications.

Below is the approximated breakdown of the land area in each land use category. The numbers were achieved by aggregating the various categories as described below.

**Table 2.4. Land Acreage by Class**

<b>Class</b>	<b>Acres</b>	<b>% of Total Acreage</b>
Commercial	5,941.45	13.54
Industrial	509.87	1.16
Mixed Use	282.80	0.64
Residential	23,692.80	54.00
Special Purpose	402.35	0.92
Unzoned	12,826.98	29.24
Waterfront	213.60	0.49
<b>Total</b>	<b>43,869.84</b>	<b>100</b>

Source: Office of Zoning

**Table 2.5. Landuse Class Labels**

<b>Commercial</b>		<b>Industrial</b>	<b>Mixed Use</b>	<b>Residential</b>		<b>Special Purpose</b>	<b>Unzoned</b>	<b>Waterfront</b>
ARTS/C-2-A	CAP/C-M-1	FT/M	CR	CAP-R-4	FH-TSP/R-1-B	CAP/SP-2	Unzoned	CG/W-1
ARTS/C-2-B	CAP/CHC/C-2-A	M	CG/CR	CAP/R-5-B	FH-TSP/R-2	D/SP-2		CG/W-2
ARTS/C-3-A	CG/C-2-C		ARTS/CR	CBUT/R-1-A	MW/R-5-B	DC/SP-1		CG/W-3
C-1	CG/C-3-C		FT/CR	CG/R-5-E	MW/R-5-D	DC/SP-2		SEFC/W-0
C-2-A	CHC/C-2-A		SEFC/CR	D/DC/R-5-B	NOPD/R-1-B	HR/SP-2		W-1
C-2-B	CP/C-2-A			D/NOPD/R-1-B	NOPD/TSP/R-1-A	SP-2		W-2
C-2-C	D/DC/C-2-B			D/NOPD/R-5-A	R-1-A			W-3
C-3-A	DC/C-2-A			D/NOPD/TSP/R-1-A	R-1-B			W-0
C-3-C	DC/C-2-B			D/R-1-A	R-2			
C-4	DC/C-2-C			D/R-1-B	R-3			
C-M-1	DC/C-3-B			D/R-2	R-4			
C-M-2	GA/C-2-A			D/R-3	R-5-A			
C-M-3	HR/C-3-C			D/R-4	R-5-B			
DC/C-3-C	HS/C-2-B			D/R-5-A	R-5-C			
DC/C-4	HS/C-2-C			D/R-5-B	R-5-D			
DD/C-2-A	HS/C-3-A			DC/R-5-B	R-5-E			
DD/C-2-C	LO/C-M-1			DC/R-5-D	RC/R-5-B			
DD/C-3-A	MW/C-1			DC/R-5-E	SEFC/R-5-D			
DD/C-3-C	NOPD/C-2-A			DD/R-5-B	SEFC/R-5-E			
DD/C-4	RC/C-2-A			DD/R-5-E	SSH/R-1-B			
DD/C-5	RC/C-2-B			FB/R-3	TSP/R-1-A			
ES/C-3-A	WH/C-1			FH-TSP/D/R-1-A	TSP/R-1-B			
FT/C-3-A	WP/C-2-A			FH-TSP/R-1-A	WH/R-1-A			
FT/C-M-1	WP/C-2-B				WH/R-1-B			
CAP/C-2-A								

Source: Office of Zoning

## **Zoning Review**

The current Zoning Ordinance of the District of Columbia was approved in 1958. The only major city in the U.S. with an older zoning ordinance is Philadelphia. Many of the problems with the current regulations are those that you would expect from a 50-year-old document. Outdated terms like “telegraph office” and “tenement house” are still in our regulations, concepts like parking standards and antenna regulations are based on 1950s technology, and sustainable development had not even been envisioned. 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. Mayor Fenty made the kickoff of this process one of his first-year initiatives. Just like the last time the regulations were updated, the Council has approved a new Comprehensive Plan that 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 our zoning regulations.

## **Review Process**

Review of the DC Zoning Regulations has been divided into 20 subject areas. Each subject area will be reviewed separately by a public working group that will make recommended changes to the Regulations. Working groups will meet for one to four months, depending on the complexity of the issue. This review process has been staggered between January 2008 and early 2010, so that generally no more than two working groups start in any given month and members of the public may participate in many different working groups. After working group review, recommendations for each subject area will be 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. The Taskforce will have between two and six weeks for review of the working group recommendations. After Taskforce review, the recommendations for each subject area will immediately be posted online for public review and scheduled for a public hearing before the Zoning Commission. The public will have the opportunity to review and comment on documents for at least 45 days and up to three months before they are presented to the Zoning Commission at a public hearing.

The Zoning Commission will hold a public hearing, or series of hearings, on the recommendations for each of the 20 subject areas. Upon completion of all 20 hearings, OP will take the language preliminarily approved by the Zoning Commission and work with the Office of Zoning to codify it into a final cohesive document. This document will then be subject to final review online and by the Zoning Commission prior to final approval. The entire review and approval process is expected to take approximately three years.

## **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 DC 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 will be completed in early 2010. After the first amendment cycle, the Comp Plan will be amended every four years.

## **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. CPU 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.

### **Watts Branch Performance Measures**

The Watts Branch Initiative (WBI) is a data-driven, multi-agency, coordinated neighborhood investment initiative aiming to demonstrate how environmental restoration of the Watts Branch park and stream valley results in improved health and economic well-being in the community. In June 2008, WBI held the Watts Branch/Marvin Gaye Festival, where over 300 residents, 13 District Agencies and a dozen non-profit organizations participated. WBI also established baseline information to inform its progress toward achieving several shared performance measures that include:

- Creating a fishable and wade-able stream within 5 years
- Reducing sediment in the stream by 35 percent by restoring 1.9 miles of the Watts Branch Stream
- Providing training in green collar occupations for 100 youth and adults annually
- Increasing programs available for youths and seniors in the park by 20 percent annually



We expect that many of these objectives will be spurred by the construction of Phase I improvements to Marvin Gaye Park, including new seating, lighting and landscaping at the Heritage Green West Gateway, a new playground, a Marvin Gaye sculpture with interpretive panels and other public art. Groundbreaking is scheduled to take place in June 2009 with construction to commence shortly thereafter.

## **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. OP has long recognized the importance of mapping and managing spatial information for DC, and has been a leader in developing tools to meet these needs efficiently. OP's 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 GIS software has powerful mapmaking capabilities but can be time-consuming to use. The *OP Tools* software developed in-house makes it practical for OP's professional staff to use the powerful visualization and mapping functions of professional GIS software in their day-to-day work. (The Office of the Chief Technology Officer's DCGIS program uses these tools as the basis for the ones they now distribute to all DC agencies.) OP continues to innovate, developing attractive, easy-to-use web-based tools that leverage the power of GIS. For example, the *OP Query* tool provides essential information on historic resources and more using Adobe Flex, a best-of-breed "Rich Internet Application" technology. These tools are developed using in-house staff rather than consultants, so this knowledge remains within DC Government and can be applied to future projects.

**Integrating and Analyzing Data:** Internet mapping services like MapQuest and Google Maps make it easy to put dots on a map, but sometimes that doesn't tell the whole story. OP's dedicated GIS/IT team uses advanced analytical techniques to help evaluate neighborhood health, commercial demand and more. Our full-time cartographers (mapmakers) are experts at ensuring that the key information on each map is communicated clearly and accurately. Because we do this 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, OP is integrating increasing amounts of its own 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.

**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 sometimes Internet mapping isn't enough. OP's GIS/IT team assists other agencies with sophisticated mapping and analysis tasks as needed. The team also posts maps online and produces maps of all sizes for citizens and others upon request at nominal costs. Map request forms are online at <http://planning.dc.gov>, or customers may call the OP switchboard at (202) 442-7600.

**Information Technology:** OP's GIS/IT group strives to leverage technology to improve agency effectiveness, and to rely on centralized resources where appropriate. GIS/IT uses efficient tracking systems to track the over three thousand unique maps typically produced each year and the requests for those maps. The team uses a detailed agency Intranet site hosted by Google as a shared knowledgebase for reference and for training; staff can access this site from home PCs if necessary. The team builds and hosts databases of information on historic resources, Comprehensive Plan implantation progress and more. GIS/IT staff maintains dedicated servers for OP's high-volume GIS, database and graphics-intensive document needs, but co-locates them with other agencies to avoid the costs and environmental impact of maintaining a separate server room. The team uses advanced techniques to administer OP's desktop PCs efficiently, but leaves 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 nightly, and are indexed for easy search and retrieval. GIS/IT staff use centrally-managed email services provided by OCTO, and contract with an outside vendor for a service to facilitate exchange of very large files.