

III. Physical Plan



III. PHYSICAL PLAN

The physical plan for revitalizing the Lincoln Heights and Richardson Dwellings neighborhood was developed with extensive participation and approval by residents. Its recommendations are based on the detailed examination of existing conditions in the area – both assets to build upon and needs to meet. Investment in the community as presented in this Revitalization Plan will help to stabilize and invigorate this central portion of the District's Ward 7 community.

A. Existing Conditions – Understanding the Neighborhood

1. Neighborhood Context

Like many of the District's older communities, the neighborhood displays a rich historic charm characterized by a diverse mix of residents (ages and family types), housing styles, open spaces and public facilities. The neighborhood's close proximity to the Anacostia Waterfront, RFK Stadium, Metrorail, bus lines and an active retail center at Minnesota Avenue and Benning Road contribute to its appeal as a residential choice.

One of the area's major amenities is the recently dedicated Marvin Gaye Park, a green oasis running through the neighborhood along the banks of Watts Branch Creek. In recent years, the park has been reclaimed by residents and plans are in place to further capitalize on the park's resources.

The neighborhood is bounded to the south by East Capitol Street and its northern edge (at Hayes Street) is served by Nannie Helen Burroughs Avenue, another east-west commuter corridor into the District. To the west, the neighborhood planning area is bounded by 48th Place, with 57th Street serving as an eastern boundary. Residents suggest that the main north-south route through the neighborhood, Division Avenue, has been poorly maintained, resulting in significant pedestrian safety issues, including its intersection with Nannie Helen Burroughs Avenue.

The large amount of traffic passing through the intersection of Nannie Helen Burroughs and Division Avenues each day (see transportation section of this report) makes this intersection the primary retail location within the residential core of the neighborhood. Unfortunately, residents indicated that the current mix of retailers offers a poor selection of consumer goods sold from generally rundown structures. Residents identified as a priority – in this plan and earlier ones – the redevelopment of this intersection as a safer, more densely developed mixed-use center.

Throughout the neighborhood, disinvestment in the community is evident. Some of this is the result of the landscape – grades make maintenance difficult and limited funds compromise quality. Retaining walls and other landscape features are deteriorating,



with broken pavement and falling bricks visible on several streets. Residents and property owners will need to see a significant commitment from the District to feel comfortable reinvesting in the neighborhood.

1. Public Housing Properties

The District of Columbia Housing Authority (DCHA) owns and operates two residential properties within the neighborhood. DCHA’s Lincoln Heights property sits on a plateau surrounded by a broad range of uses and housing types. A second DCHA property, Richardson Dwellings, is located a few blocks to the east of the Lincoln Heights property.

The neighborhood is composed of one and two family houses and townhouses of two and three bedrooms. Housing structures in the neighborhood are primarily two stories in height, brick faced with simple details, and are elevated from the street with front stoops and entrance porches. Neighborhood streets follow a regular grid, creating long vistas and regular parcel shapes and sizes. The streets are tree-lined and well maintained. Most of the dwellings have private parking and front and back yards, creating a clear delineation of public entrance and private open space.



In contrast to neighborhood housing styles, residential structures at the Lincoln Heights and Richardson Dwellings properties are conventional public housing, multi-family buildings that appear as objects on the landscape, segregated from their surroundings. They are large structures, with poor connections to the street. Between buildings, open spaces appear to be unattended and unclaimed, though parking lots are occasionally used as gathering places. Buildings are two and three stories in height, with long, flat, brick facades and flat roofs. They have very little detail and the dark brick color fails to enliven their appearance. At the Lincoln Heights site, buildings’ entrances are frequently lower than the public street on which they front. This is less of an issue on the Richardson Dwellings site.

Both the Lincoln Heights and the Richardson Dwellings developments have two-, three- and four-bedroom apartments and townhouses with small rooms when compared to contemporary standards. Structures, both apartment buildings and townhouses, are entered at grade level so that those that have front porch-like entrances have little privacy. Some of the townhouses have private yards, but both the front and rear areas are very open to the public and do not possess any of the characteristics that make spaces feel like they are for that particular resident alone. The front and rear areas of the homes are not raised off the ground, landscaped or provided with railings. Private parking areas are very limited, creating an unhealthy competition for on-street and off-street spaces. Residents indicated that the lack of private parking can place their vehicles in uncontrollable environments.

Lincoln Heights Public Housing Units						
Housing Type	Total Units	1BR	2BR	3BR	4BR	5BR
Townhouse	92	0	0	50	42	0
Walk-Up	348	66	225	57	0	0
Total	440	66	225	107	42	0

Richardson Dwellings Public Housing Units						
Housing Type	Total Units	1BR	2BR	3BR	4BR	5BR
Townhouse	142	0	20	80	18	24
Walk-Up	48	0	48	0	0	0
Total	190	0	68	80	18	24

Although DCHA’s vacancy rates are very low (less than five percent of units unoccupied), the developments are over 50 years old and therefore functionally obsolete. The buildings are in very poor condition. Adding to the challenges faced by residents, the buildings do not have enough handicapped accessible units and the topographic features contribute to the difficulties the physically impaired have trying to move through the developments.

2. Market Analysis

A market study prepared by Bay Area Economics characterized the neighborhood as being a relatively stable community. Average rents in the neighborhood range from \$650 to \$1,400 depending on unit size. Rental properties in the market area contain predominantly one- and two-bedroom units. Median sales prices in the extended market area are approximately \$147,000 for condominiums, \$205,000 for townhouses, and \$230,000 for single-family detached homes.

Building Types			
	Census Tract	Market Area	Washington, DC
Single-Family Detached	33.2%	34.1%	13.2%
Single-Family Attached	42.7%	27.6%	26.4%
Small Multi-family (2-9 units)	9.2%	11.7%	18.9%
Large Multi-family (10+ units)	14.9%	26.5%	41.3%

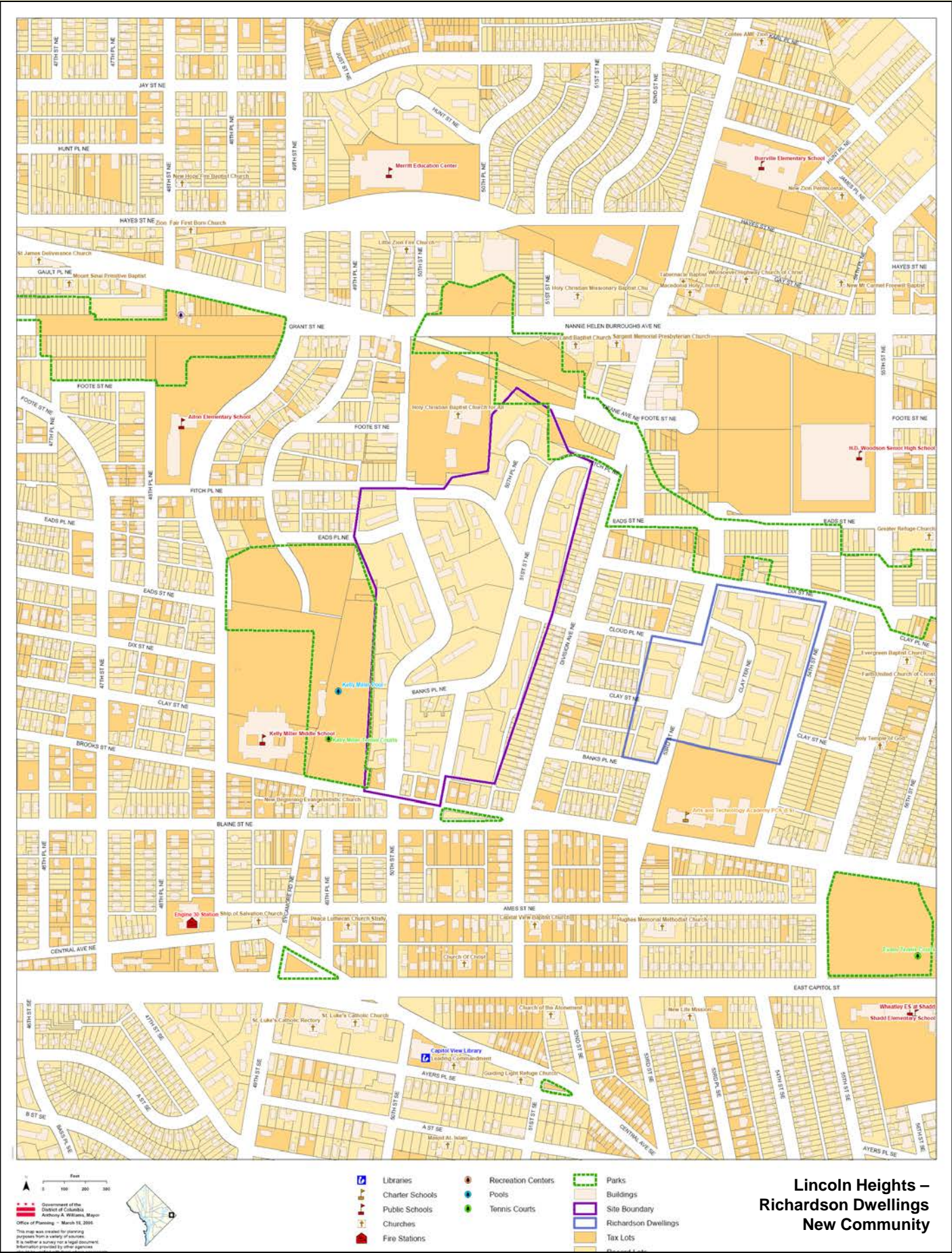
Age of Housing Stock			
	Census Tract	Market Area	Washington, DC
Built prior to 1970	83.3%	80.0%	83.7%
Built 1970 to 1989	13.2%	15.6%	13.7%
Built 1990 or later	3.5%	4.5%	2.6%

Based on updated 2000 Census data, only 3.5 percent of the housing in the central neighborhood (Census Tract 78.04) was built after 1989. To attract new residents, new housing will need to be constructed. Analysis of income levels within the Census Tract, representing most of the neighborhood area, indicates an existing population (largely residents of public housing) with a significantly lower median income than households in the larger market area. (See table below.)

2000 and 2006 Median Household Income		
	2000	2004
Census Tract 78.04	\$21,548	\$23,974
Market Area	\$30,790	\$35,598
Washington, DC	\$40,831	\$48,347

3. Community Assets

Residents of the Lincoln Heights neighborhood and, more specifically, of DCHA's Lincoln Heights and Richardson Dwellings properties, are supported by a core of community organizations. These include two social services providers operating on DCHA property



offering such services as a food pantry, counseling and training for adults, youth activities and child care.

Several churches are located in the neighborhood. In addition to serving the spiritual needs of residents and congregants living inside and outside the community, some churches are major landowners. Responsible development and stewardship of church properties will be crucial to the successful revitalization of the neighborhood.



i. Schools

There are several District of Columbia Public Schools (DCPS) facilities within the planning area, as well as a longstanding private school and a public charter school. DC public schools in the area include one high school (H.D. Woodson), two middle schools (Kelly Miller and Merritt), and three elementary schools (Aiton, Burrville and Drew). This represents a significant amenity for residents whose children do not need to travel far to attend school. Consistent with school attendance patterns throughout the District, however, over 20 percent of schoolchildren in the area attend public charter schools – either in the Ward or elsewhere in the city. Attracting and retaining residents in the neighborhood will depend on significant improvements in the academic performance of the area’s public schools. Residents indicated that Burrville Elementary has a good reputation for its academic achievement.

Facility improvements will also be necessary. At the time this document is going to press, DCPS has just released its updated Facilities Modernization Plan. DCPS has indicated that it will move forward soon with demolition and full redevelopment of the H.D. Woodson High School campus. Schools in the area will be receiving students from schools that were closed during the first round of consolidation under the previous facilities plan. As a result, it is possible that both Merritt Middle School and Burrville Elementary will see some new investment and rehabilitation.

ii. Health Clinics & Facilities

There are few easily accessible health facilities near the Lincoln Heights neighborhood. These facilities are challenged in their resources and services. The area’s clinics include the following:

- Unity Health Care-Hunt Place Community Health Center;
- Unity Health Care East of the River Health Center;
- Chartered Family Health Center; and
- Planned Parenthood’s Ophelia Egypt Clinic (oriented towards teen services).

Hunt Place and East of the River are part of the Unity network. These facilities and Chartered Family Health Center are part of the DC Healthcare Alliance. They primarily serve low-income residents, charging fees on a sliding scale basis. The clinics offer a broad range of health care services. Many of the area’s public housing residents (17 percent of those surveyed) take their children to Children’s Hospital and its affiliated clinics. The facilities, however, are difficult to access because they are located in different quadrants of the city.

iii. Retail

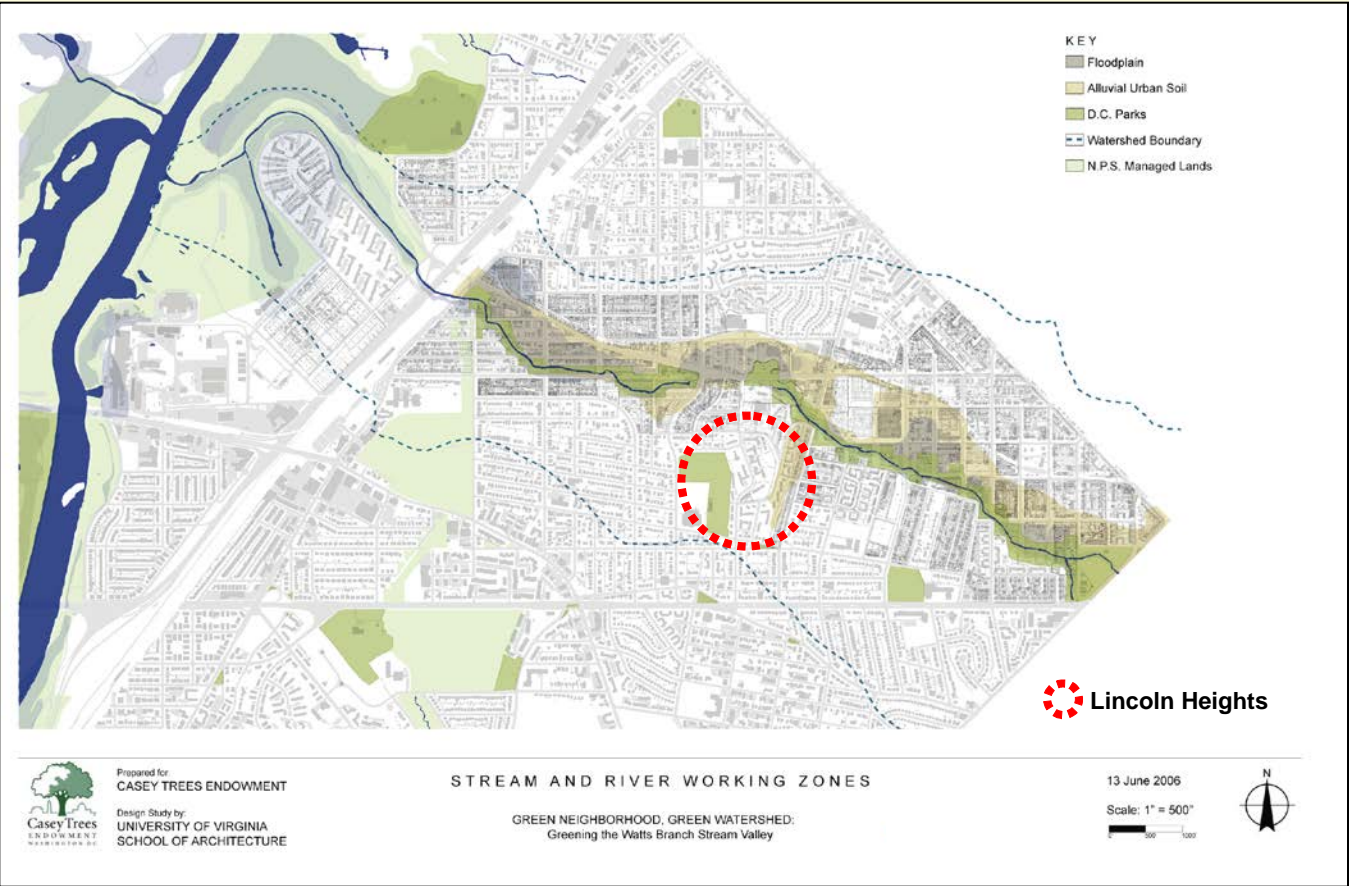
The primary retail location within the neighborhood is located at the intersection of Nannie Helen Burroughs and Division Avenues. Residents indicate that while stores at this location are the most convenient, they currently offer a poor selection. Residents expressed a preference, whenever possible, to shop at the nearest full-size supermarket – currently located in the East River Shopping Center at Minnesota Avenue and Benning Road.



The market study completed for this plan indicates that new retail development in the area is needed. Most of the unmet demand created by the proposed new development will likely be satisfied by the new supermarket and retail to be developed as part of the Capitol Gateway HOPE VI property along East Capitol Street in the easternmost corner of the District. With significant land assembly, streetscape improvements and development subsidy, a revitalized intersection at Nannie Helen Burroughs and Division Avenues could support up to 30,000 square feet of new convenience retail. Convenience retail refers to such drop-in stores as a mini-market, bookstore, coffee shop or restaurant.

iv. Recreation, Parks & Open Space

The Lincoln Heights and Richardson Dwellings neighborhood is rich with recreation space, primarily located adjacent to local schools. A recreation center is currently operated out of Kelly Miller Middle School, though residents have expressed a desire for a new, stand alone facility. Directly adjacent to the school is the Kelly Miller pool and an expansive outdoor field used by youth and adult sports leagues. The pool is an outdoor facility only used for three or four months per year.



Serving as a major historic and current amenity, the recently renamed Marvin Gaye Park connects the neighborhood to the surrounding community. The park has undergone substantial clean-up by local non-profits and resident volunteers. It has a bright future with planned program expansion and links to area schools for collaborative activities.

The Department of Parks and Recreation is also in the early stages of planning a new Marvin Gaye recreation center to provide improved recreation opportunities, community gathering spaces and another link to the physical and programmatic enhancements at Marvin Gaye Park.



4. Transportation

Visual assessment, analysis and extensive resident input highlighted a variety of traffic and transportation issues in the neighborhood.

i. Roadway Network

Key local roadways include Nannie Helen Burroughs Avenue, Division Avenue, 49th Street and 50th Street. Other roadways are two-lane local streets which serve two-way traffic, with on-street parking. Due to the hilly nature of the neighborhood, there is limited east-west connectivity. Figure 1 shows the neighborhood roadway network and the current average daily traffic (ADT) volumes served by key roadways.

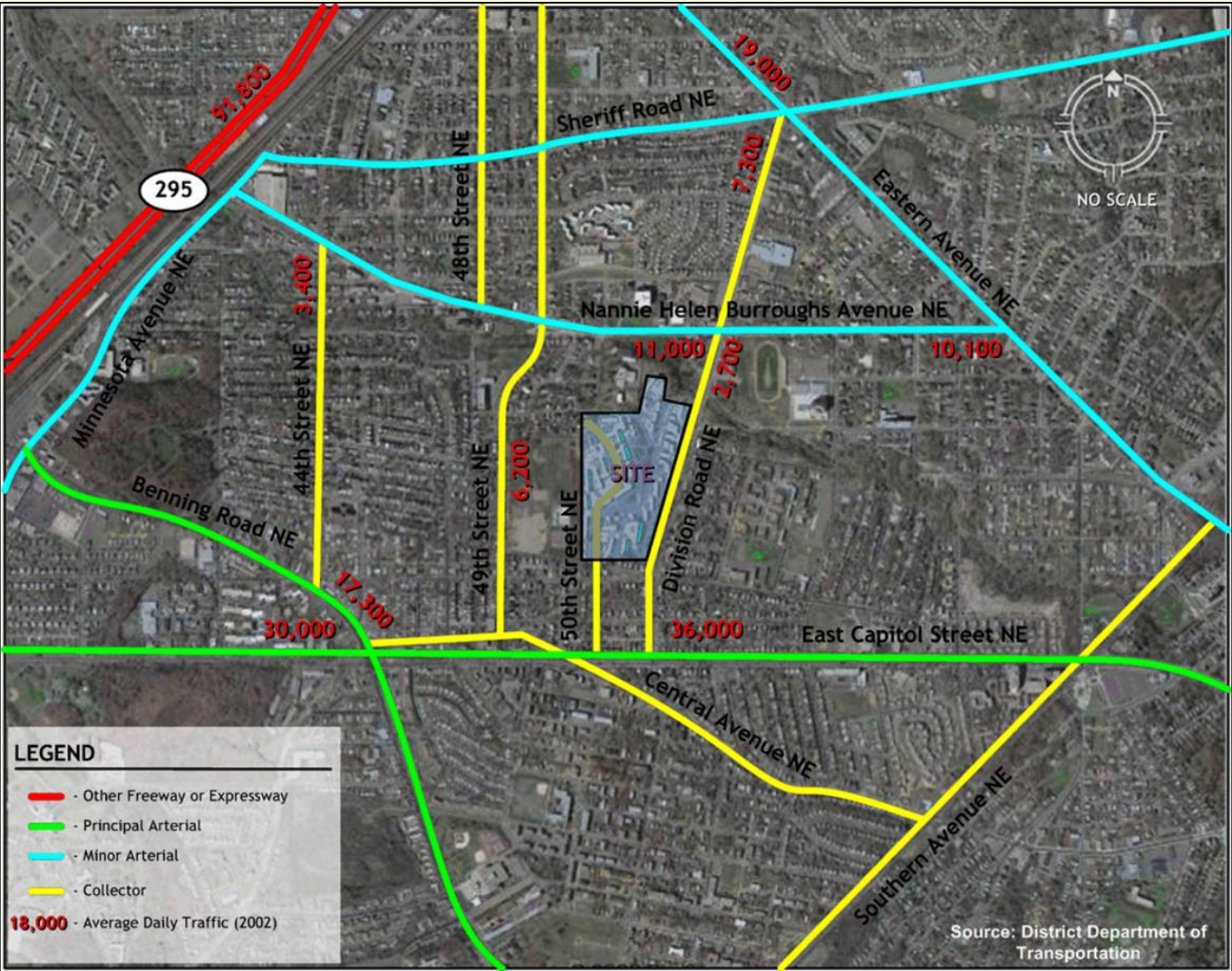


Figure 1: General Study Area Roadway Network and Average Daily Traffic Volumes

Kenilworth Avenue, outside of the planning area, serves significant commuter traffic, with the dominant traffic movements being inbound toward downtown during the morning peak period, and the reverse occurring during the afternoon peak period. Backups along Kenilworth Avenue occasionally lead to congestion on roads within the neighborhood. Figure 2 focuses on the local roadway network, and its lane configuration and traffic control characteristics.

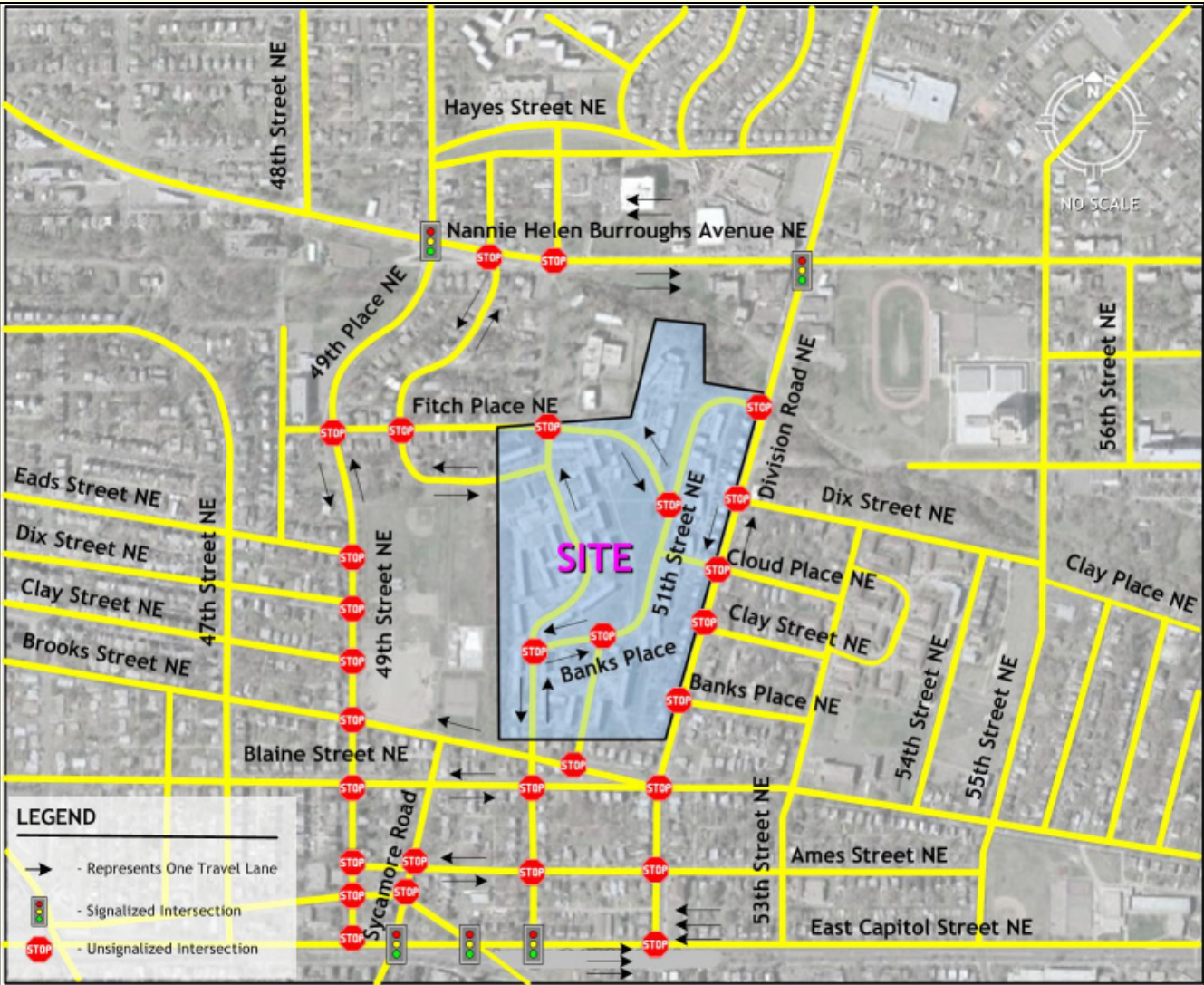


Figure 2: Local Roadway Network

ii. Transit Services

The Lincoln Heights neighborhood is served by the Washington Metropolitan Area Transit Authority (WMATA) bus and rail transit system. Bus routes located along East Capitol Street, Division Avenue and Nannie Helen Burroughs Avenue provide connections to the Capitol Heights and Benning Road Stations on the Blue Line and

the Minnesota Avenue Station on the Orange Line (see Figure 3). The U6 bus route loops within the Lincoln Heights property, but steep gradients of these roadways and slippery pavement conditions often result in the interruption of bus service within the property during the winter season. No bus routes enter the Richardson Dwellings property, with immediate transit access limited to bus stops along Division Avenue.

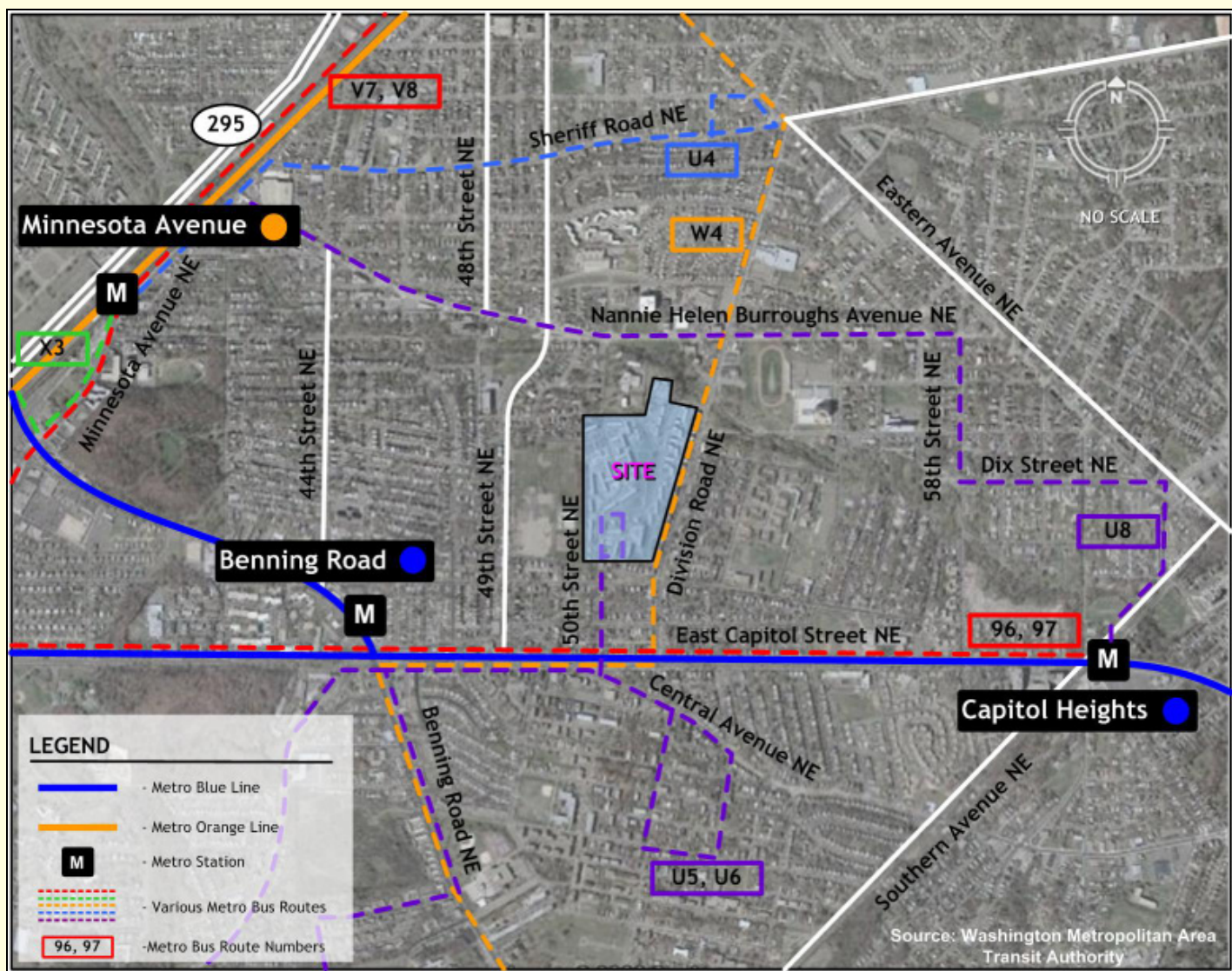


Figure 3: Public Transportation

iii. Traffic Operations

Residents raised several traffic issues during community meetings and the charrette process. Each was verified by independent analysis. Currently, area roadways serve daily traffic volumes that are well below their design capacity, with intersections operating quite efficiently, without significant congestion or delay.

Several intersections, however, operate with significant safety deficiencies (see traffic accident table). Factors contributing to safety deficiencies along Division Avenue include speeding, sight distance restrictions, as well as geometric and traffic control issues. Speeding was also identified as an issue along Fitch Place.

Traffic Accidents by Intersection (2003-2005)	
Intersection	Accidents
- Nannie Helen Burroughs & Division Avenues	25
- Division Avenue & Cloud Place	15
- Division Avenue, Blaine Street & Brooks Street	15
- 49th & East Capitol Streets	15
- 49th & Brooks Streets	13
- Division Avenue & East Capitol Street	10

B. Recommendations

The physical development components of the Revitalization Plan were designed in an interactive charrette that involved residents, community stakeholders, city agencies, and design and planning professionals. Residents shared their goals for the neighborhood and, more specifically, for properties identified as opportunities for new development.

1. Development Plan

The planning process has resulted in two development scenarios – a Baseline Plan and an Alternative Plan. Both scenarios focus on creating housing on developable sites that is similar to housing throughout the neighborhood. Both use townhouses arranged as single-family structures or with two units stacked within one townhouse and both also include multi-family structures.

Scenario 1: Baseline Plan

Scenario 1 involves redevelopment of DCHA’s Lincoln Heights property as mixed-income housing and development of a new mixed-use Town Center at the intersection of Nannie Helen Burroughs and Division Avenues. It maintains the current street system within DCHA’s Lincoln Heights property, but adds a new north-south street connecting 50th and 51st Streets to make more of the site accessible for housing. It also calls for improved connections across Division Avenue to reconnect the Lincoln Heights complex to the surrounding neighborhood.



Residential development on the Lincoln Heights property would distribute units in three areas. First, multi-family structures (condominiums and apartments) would be located at the crest of the hill overlooking the Kelly Miller Middle School. Multi-family structures would also be located on 51st Street overlooking Marvin Gaye Park. Finally, a mix of side by side and stacked townhouses would be distributed over the balance of the site.

Development at the Town Center site, to be constructed at the intersection of Nannie Helen Burroughs and Division Avenues, would include mixed-use buildings with multi-family residential (condominium/apartment) above retail and office space.

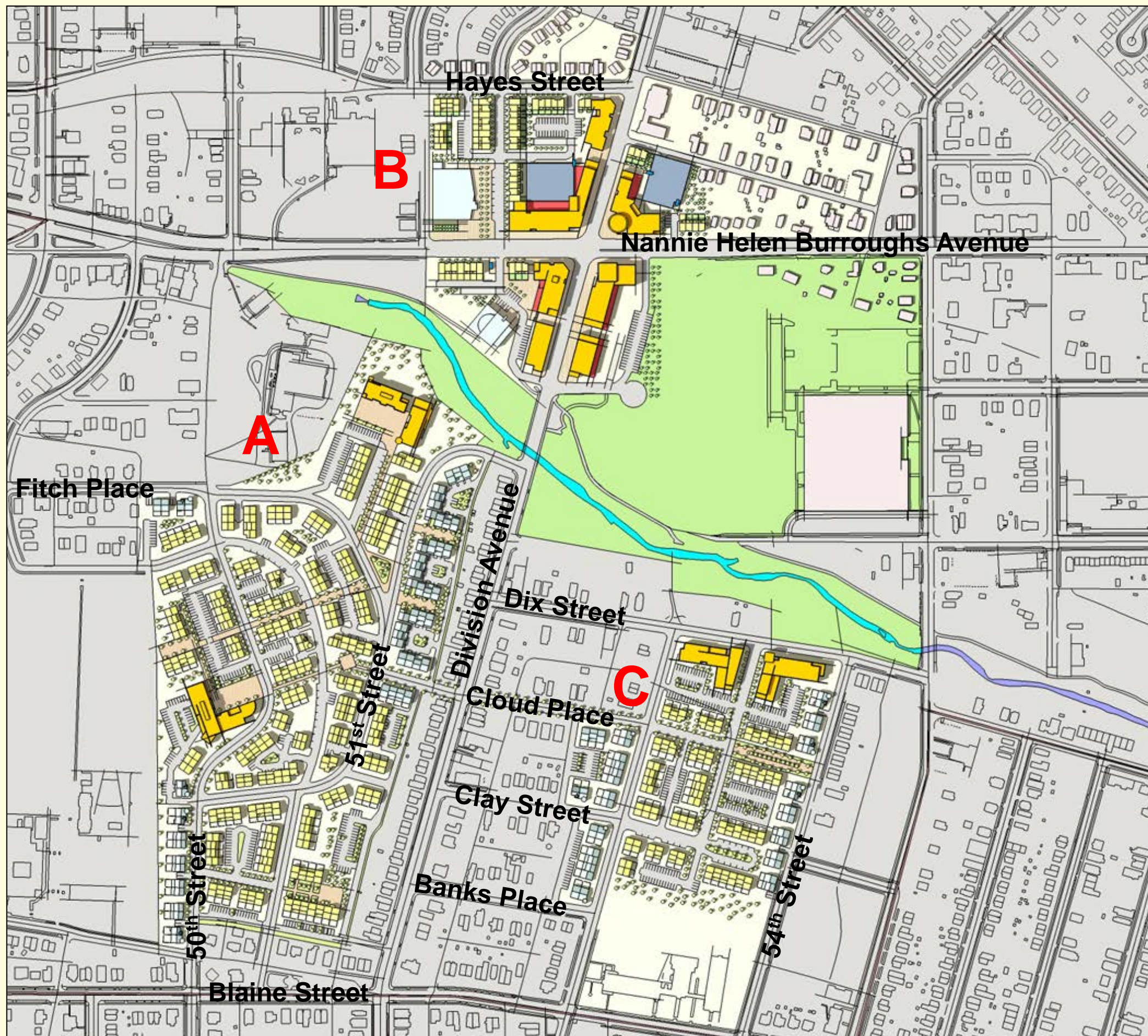
Redevelopment & Replacement Units			
Scenario 1: Baseline Plan	Total Units	Replacement Units	Other Development
Lincoln Heights DCHA Site	574	191	30,000 SF Retail; 58,000 SF Clinic/Office
Town Center	566	189	
Offsite Public or Private Development	0	60	
	1,140	440	
Offsite Public or Private Development	60		
	1,200		
Scenario 2: Alternate Plan	Total Units	Replacement Units	Other Development
Richardson Dwellings DCHA Site	329	110	30,000 SF Retail; 58,000 SF Clinic/Office
Lincoln Heights DCHA Site	574	191	
Town Center	566	189	
Offsite Public or Private Development	0	140	
	1,469	630	
Offsite Public or Private Development	140		
	1,609		

Scenario 2: Alternate Plan

Scenario 2 is identical to the Baseline Plan, but with the addition of DCHA’s Richardson Dwellings site. This alternative may be necessary to accelerate the timeframe in which new mixed-income residential development can be produced and replacement units provided. Residential development at Richardson Dwellings would be similarly distributed as on the Lincoln Heights site. Condominium and apartment buildings will overlook Marvin Gaye Park and townhouses will be distributed on the remainder of the site. To ensure that new development mixes well with the existing housing stock, new townhouses will be located across from existing housing in the community.

Discussion of conditions that would result in pursuing Scenario 2 is found in the Phasing and Relocation section of the Development and Financing Plan.





Neighborhood Site Plan

A. Lincoln Heights
574 Units

B. Town Center
566 Units
30,000 SF retail space
58,000 SF office space

C. Richardson Dwellings
329 Units

Total Units: 1,469



Scenario 1: Lincoln Heights Sketch Plan

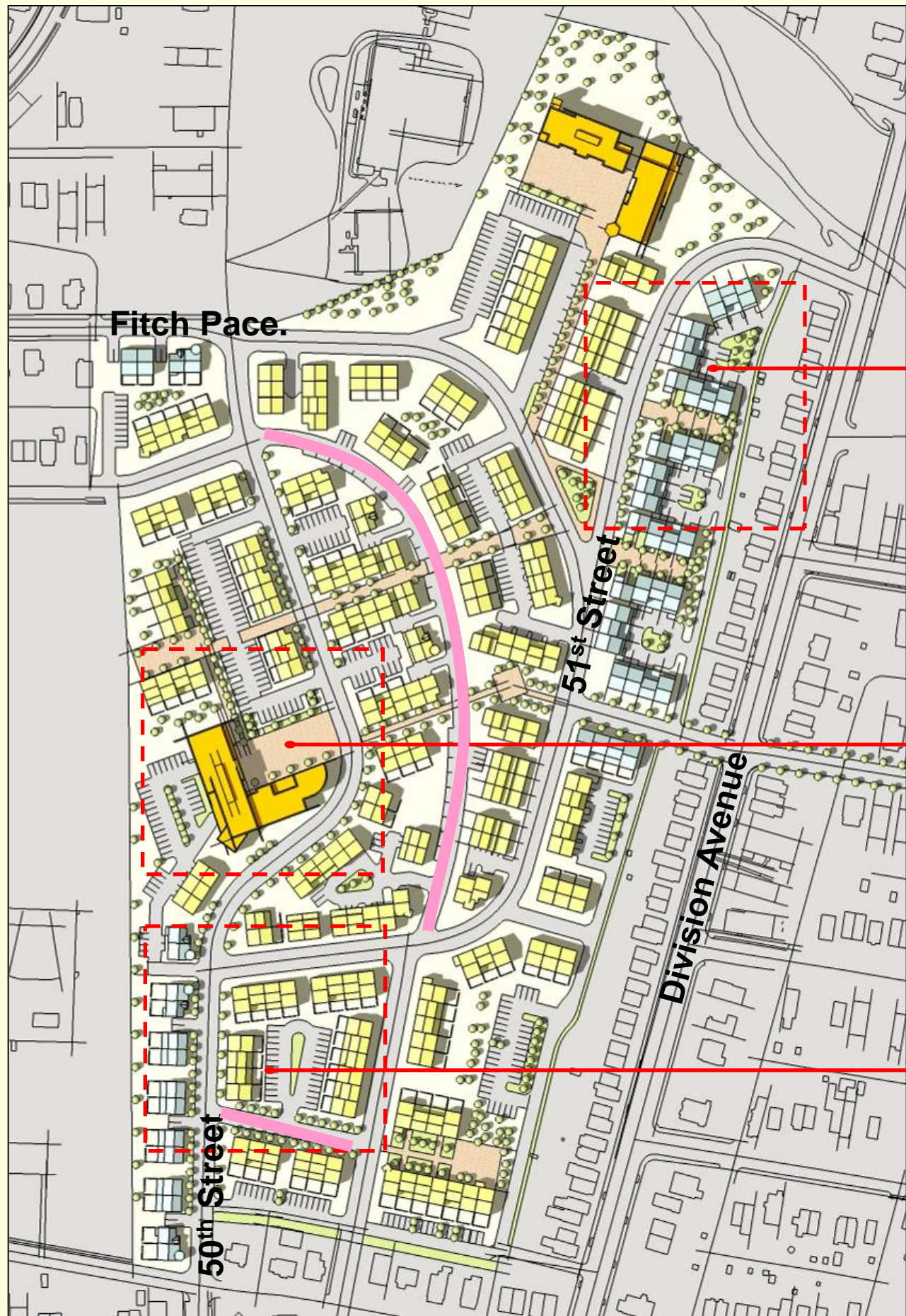


A. Lincoln Heights Property
574 Units

B. Town Center
566 Units
30,000 SF retail space
58,000 SF office space

Total Units: 1,140





Scenario 1: Lincoln Heights Property Site Plan


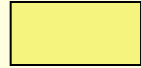


Multi-family: 176

Single Family Townhouses: 336

Stacked Townhouses: 62

Total Units: 574

Replacement Units: 191

-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets





Single Family
Townhouses with
garages



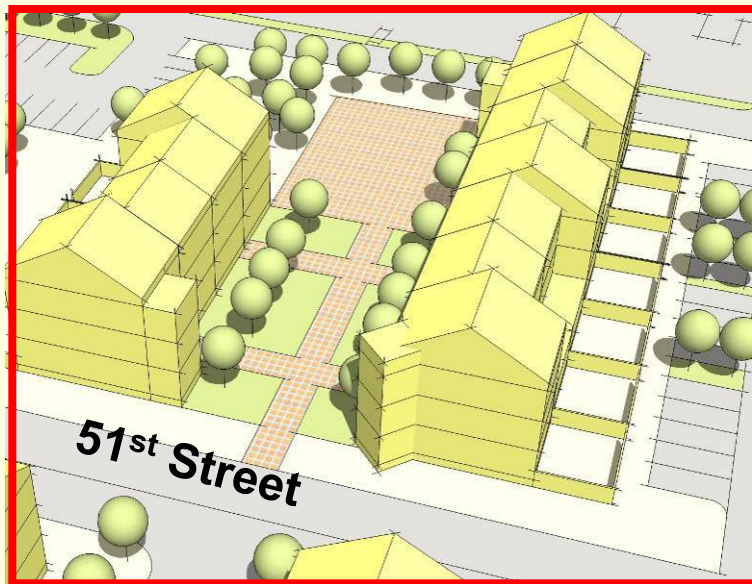
Mid-Rise Multi-family



Single Family
Townhouses

Stacked Townhouses





 Stacked Townhouses



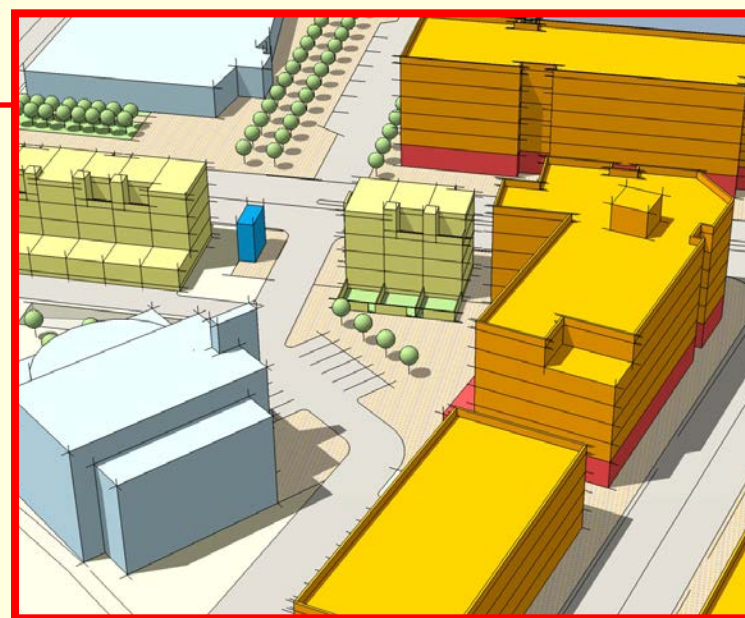
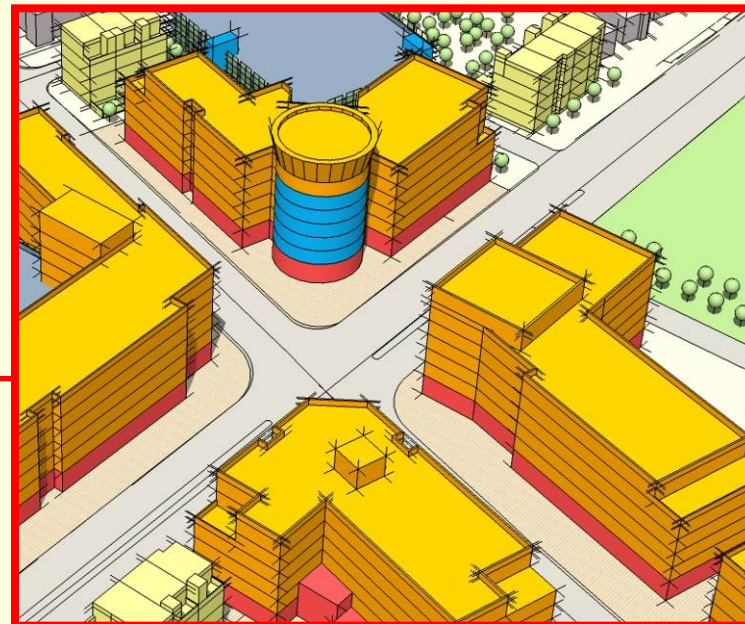
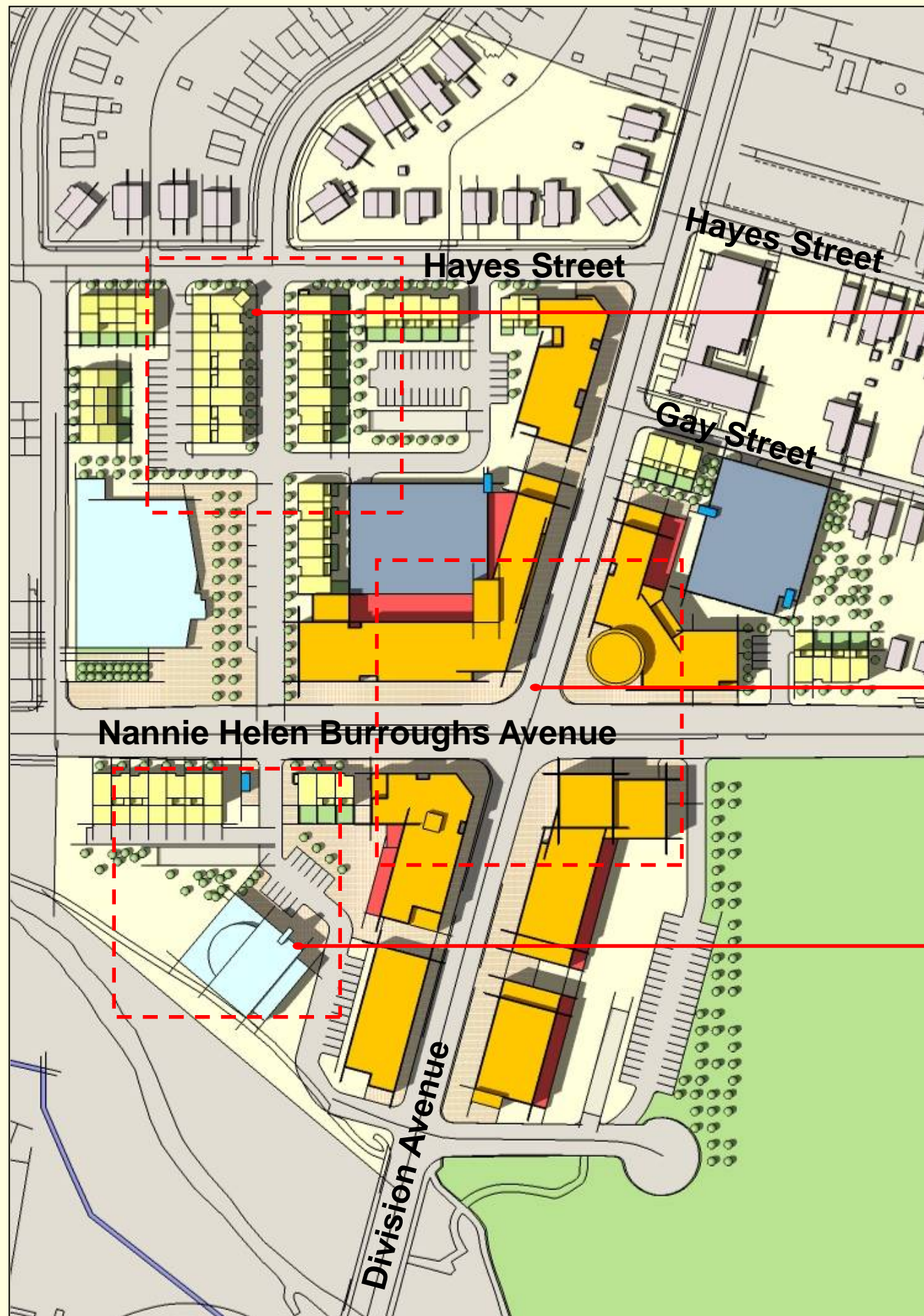
 Stacked Townhouses



 Single Family Townhouses

 Stacked Townhouses









Scenario 1: Town Center Site Plan

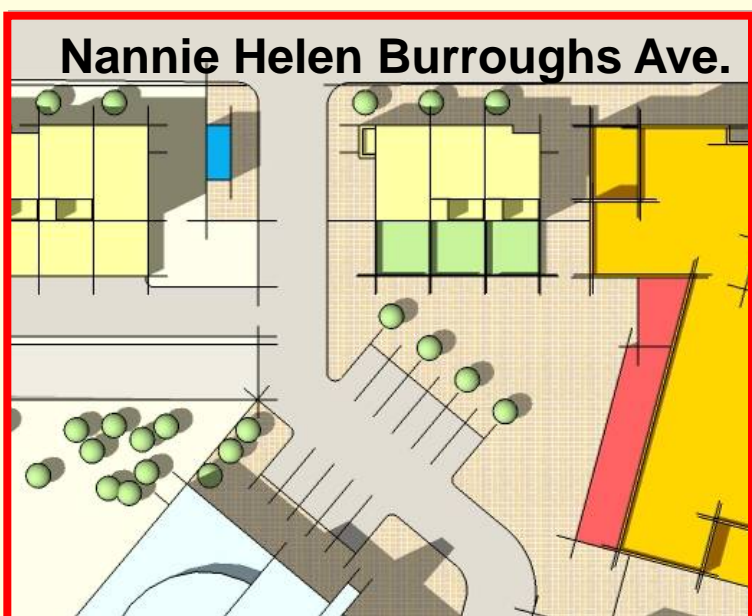
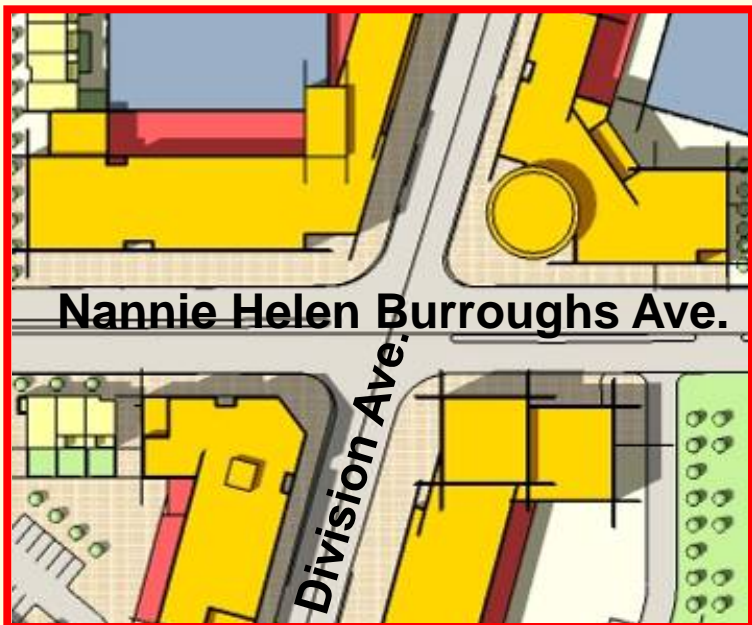
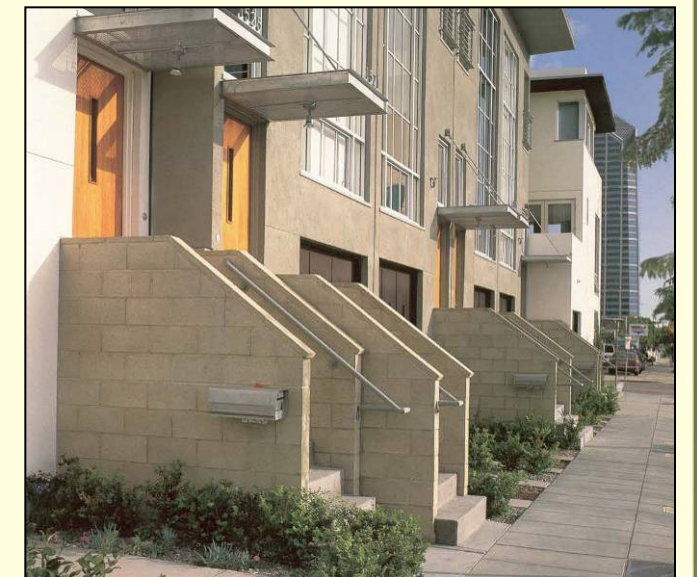
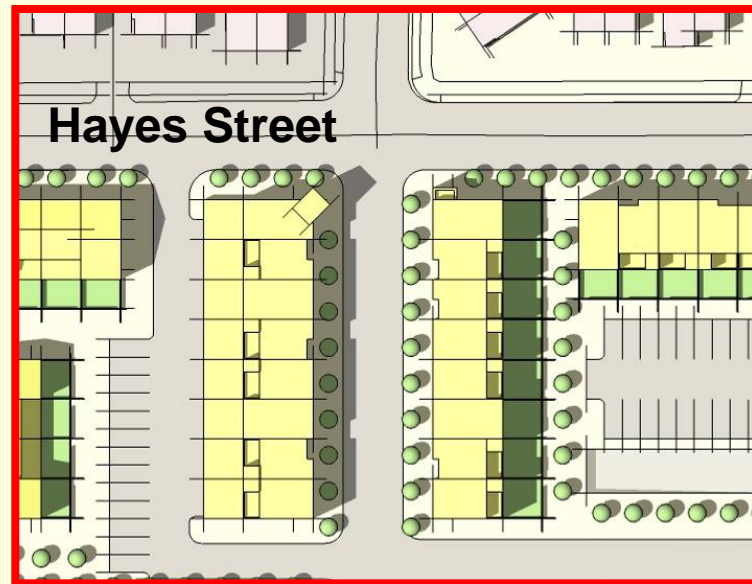
Townhouse Units: 108
Multi-family Units: 458





Total Units: 566
Replacement Units: 189

Retail space: 30,000 SF
Office space: 58,000 SF

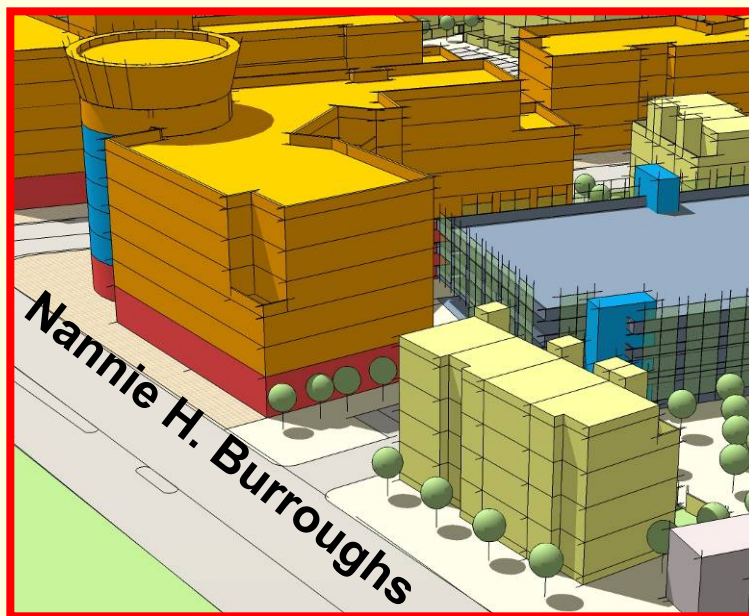
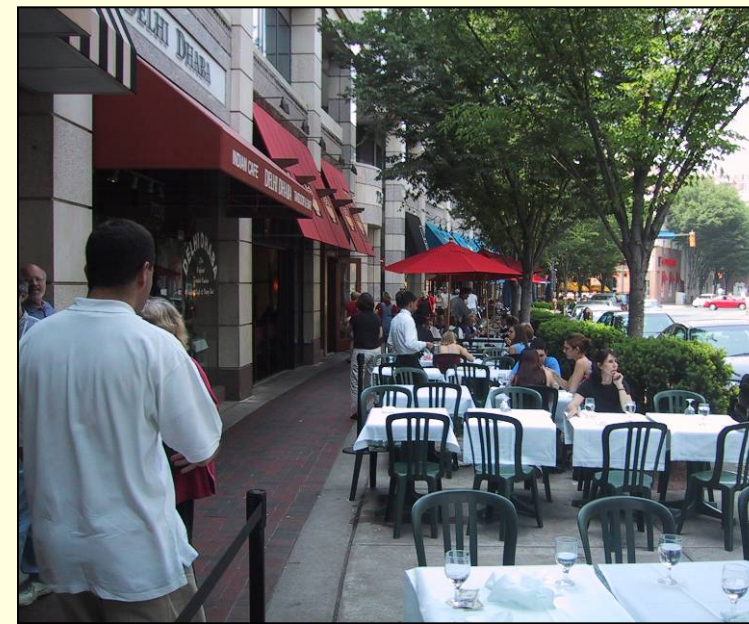
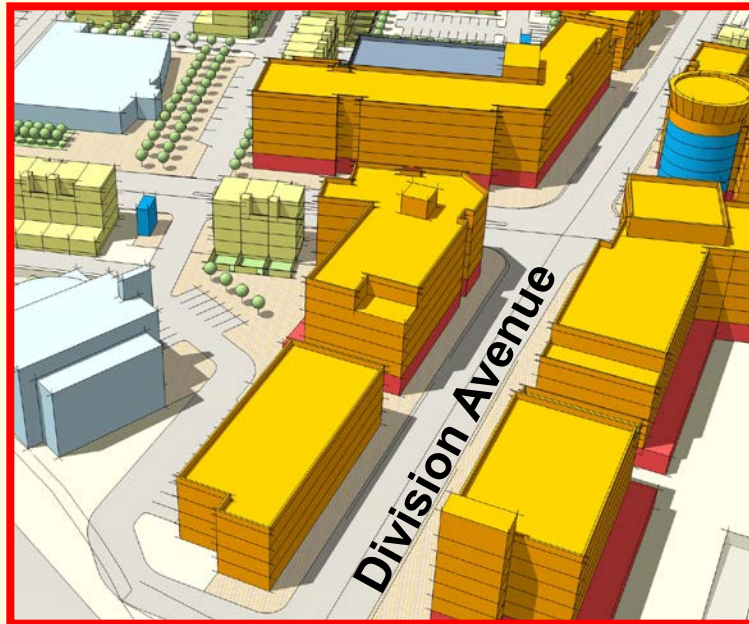
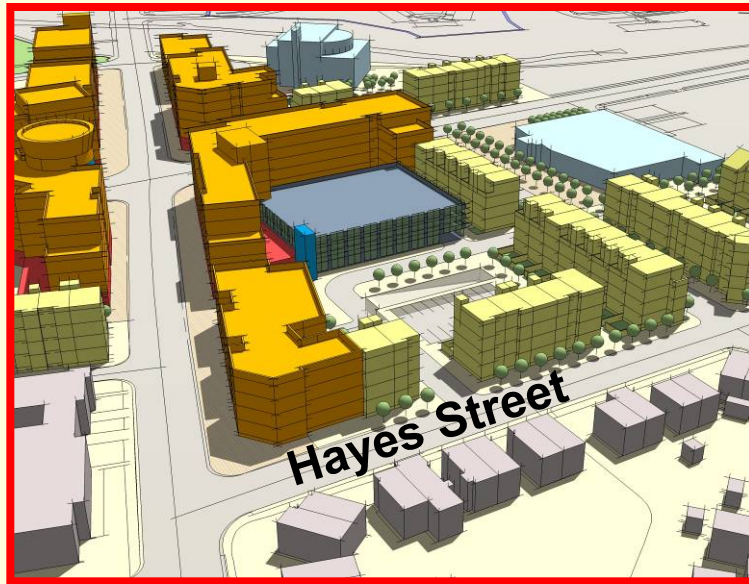
-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets









-  Existing Buildings
-  Commercial Use
-  Multi-family
-  Stacked Townhouses





-  Existing Buildings
-  Commercial Use
-  Multi-family
-  Stacked Townhouses



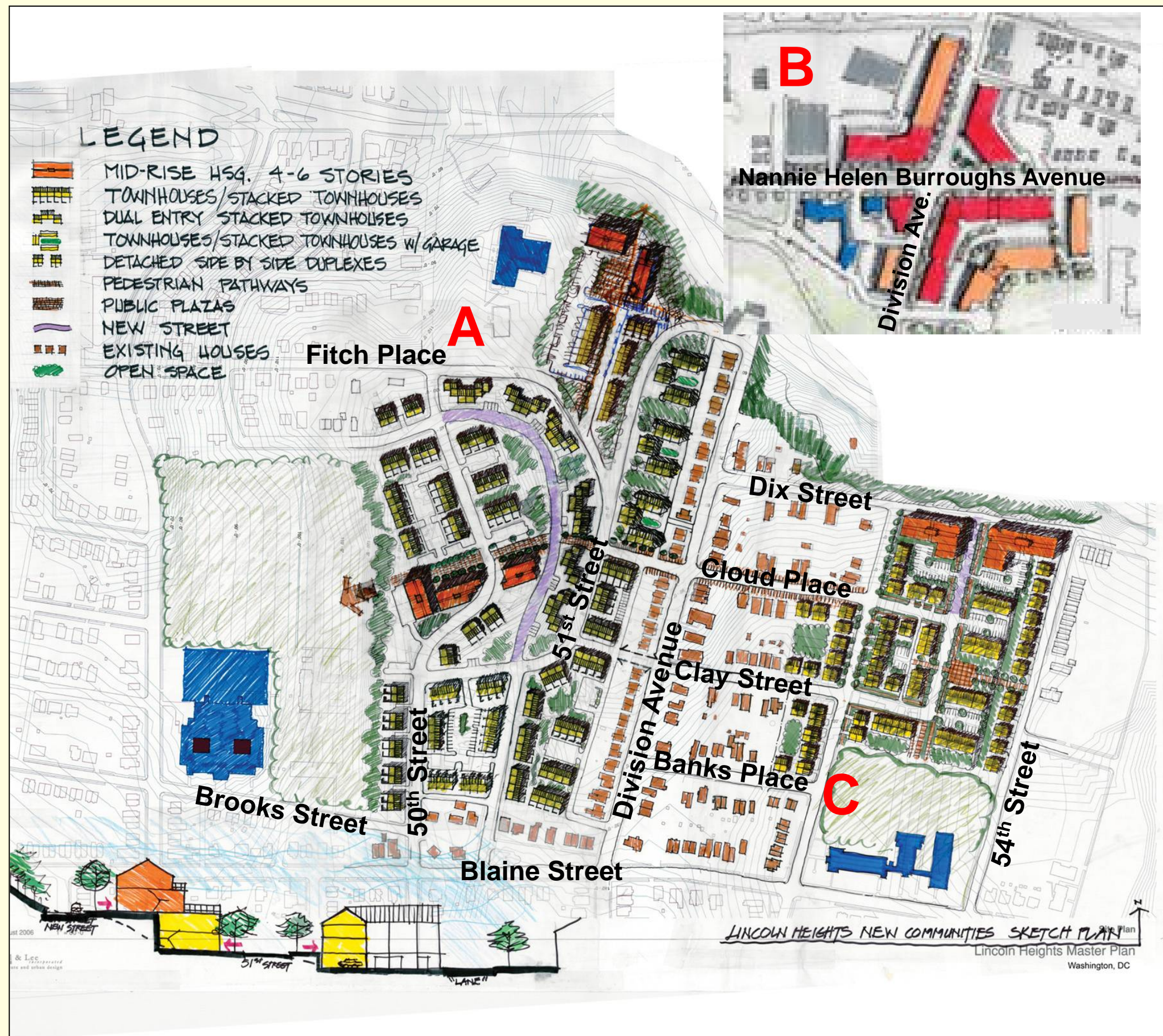
Scenario 2: Neighborhood Sketch Plan

A. Lincoln Heights Property
574 Units

B. Town Center
566 Units
30,000 SF retail space
58,000 SF office space

**C. Richardson Dwellings
Property**
329 Units

Total Units: 1,469




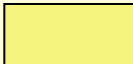

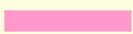
Scenario 2: Lincoln Heights & Richardson Dwellings Site Plans

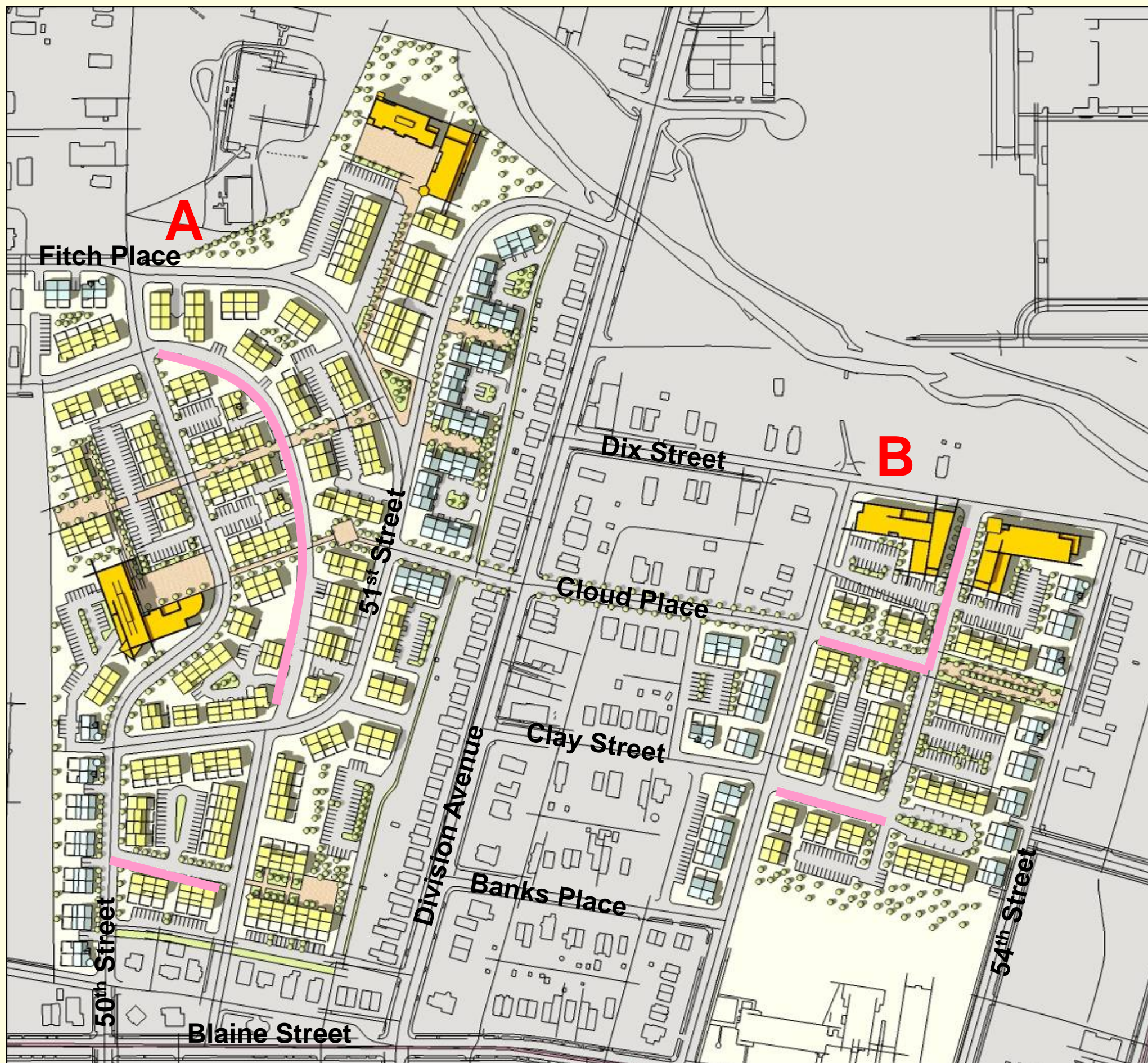
A. Lincoln Heights Property
Multi-family Units: 176
Single Family Townhouses: 336
Stacked Townhouses: 62

B. Richardson Dwellings
Multi-family Units: 168
Single Family Townhouses: 29
Stacked Townhouses: 132

Total Units: 903
(574 and 329)

Replacement Units: 301
(191 and 110)

-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets



Scenario 2: Richardson Dwellings Site Plan

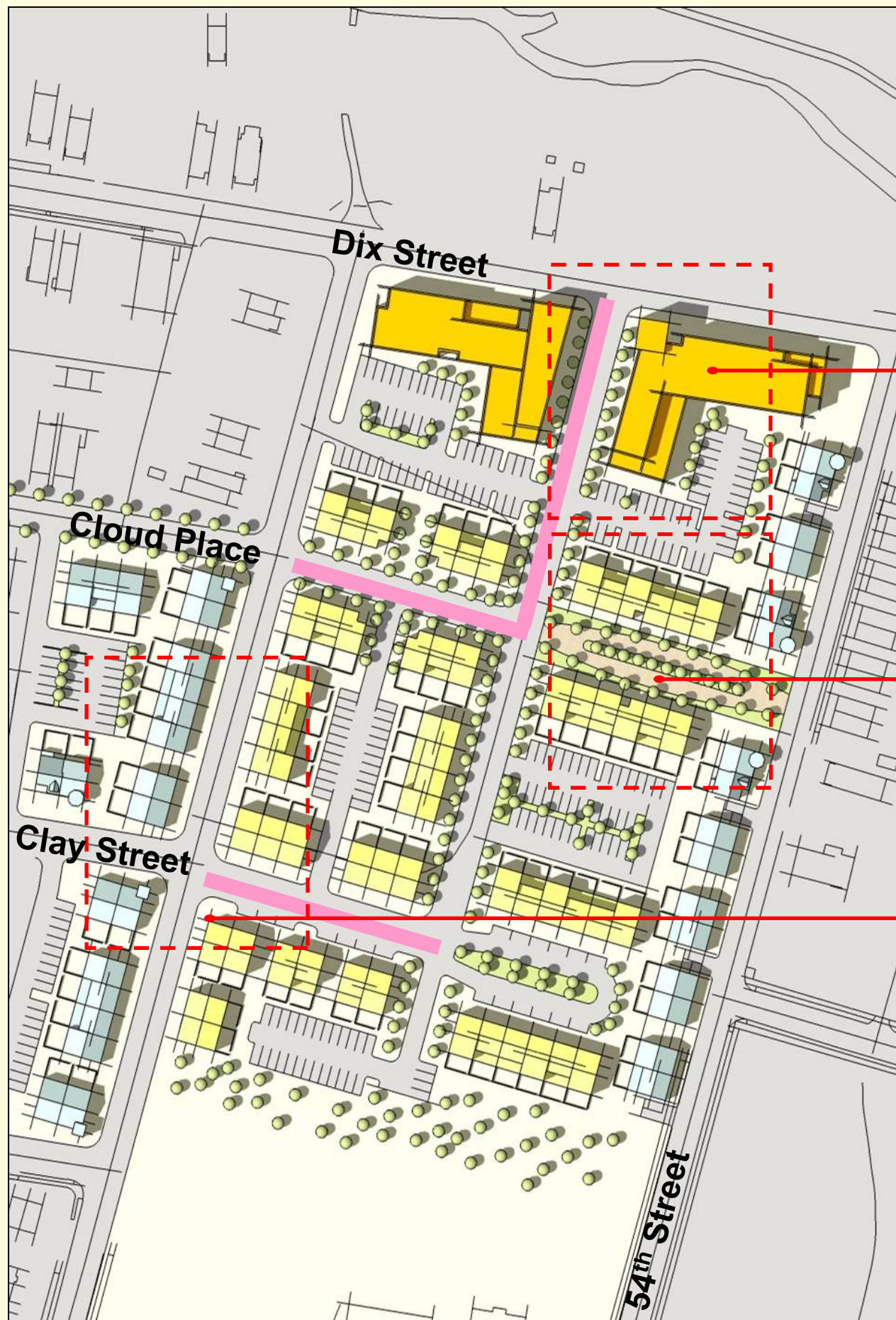
Multi-family Units: 168





Single Family Townhouses: 29

Stacked Townhouses: 132

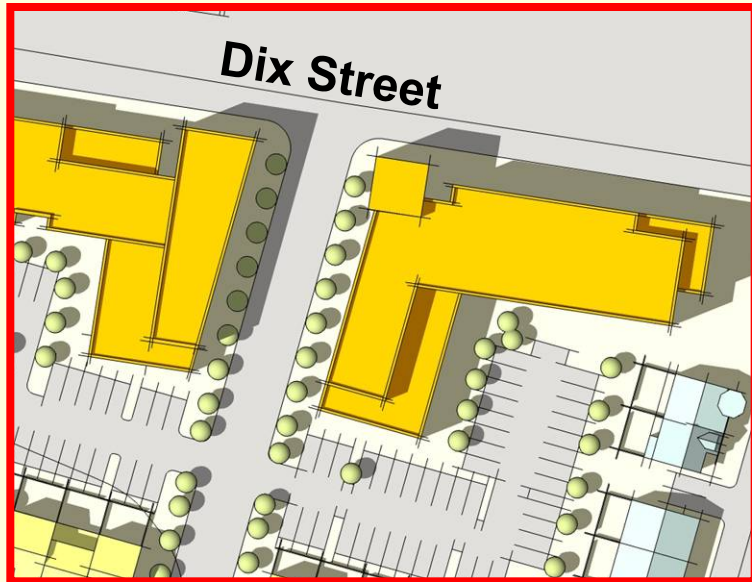
Total Units: 329

Replacement Units: 110

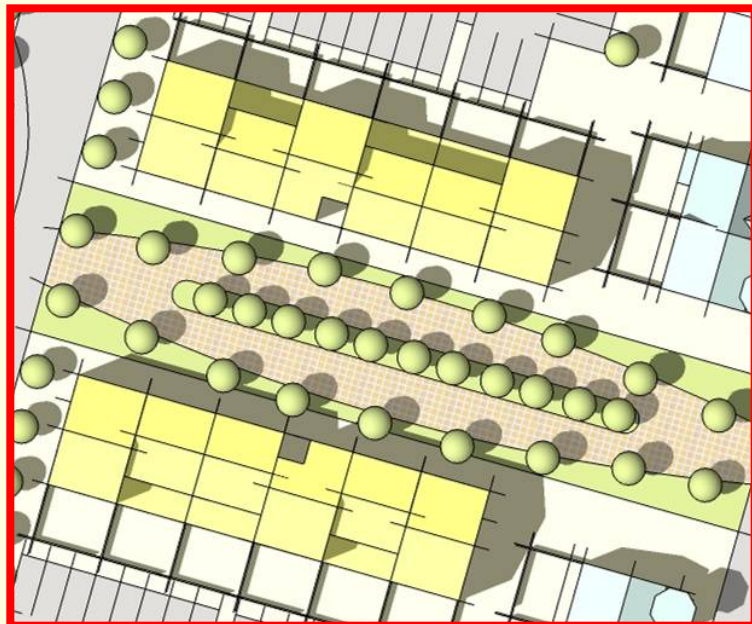


-  Single Family Townhouses
-  Stacked Townhouses
-  Multi-family
-  New Streets

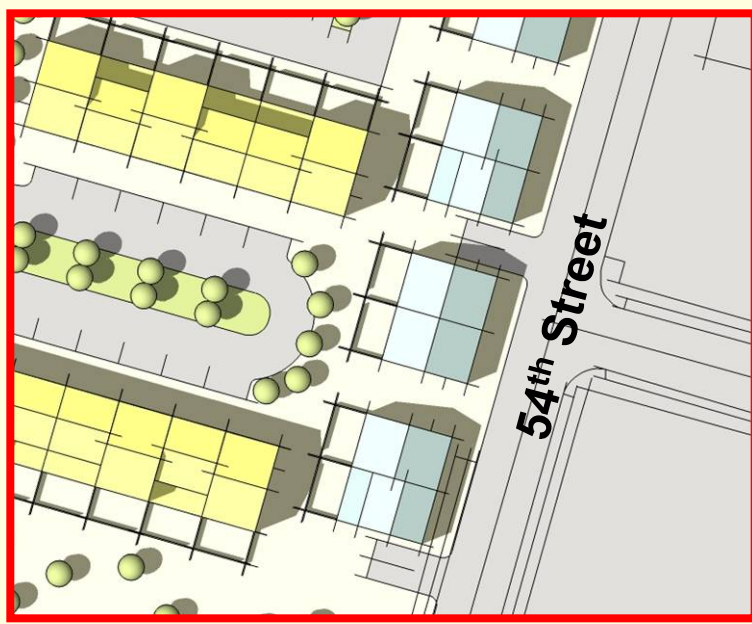




 Mid-Rise Multi-family



 Stacked Townhouses



 Single Family Townhouses

 Stacked Townhouses

