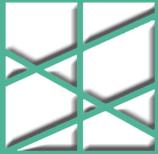


4: NEIGHBORHOOD HIGHLIGHTS



OVERVIEW

The previous chapter described the existing conditions, key findings, and recommendations for the core themes of the Mid City East Small Area Plan. This chapter highlights issues, opportunities, and recommendations identified by the Small Area Plan as they relate to each neighborhood.

In addition, the Neighborhood Highlights Chapter references specific stormwater, transportation, connectivity recommendations from DDOT's Mid City East Livability Study, the companion study to the Mid City East Small Area Plan. Please refer to the Livability Study report for complete details.

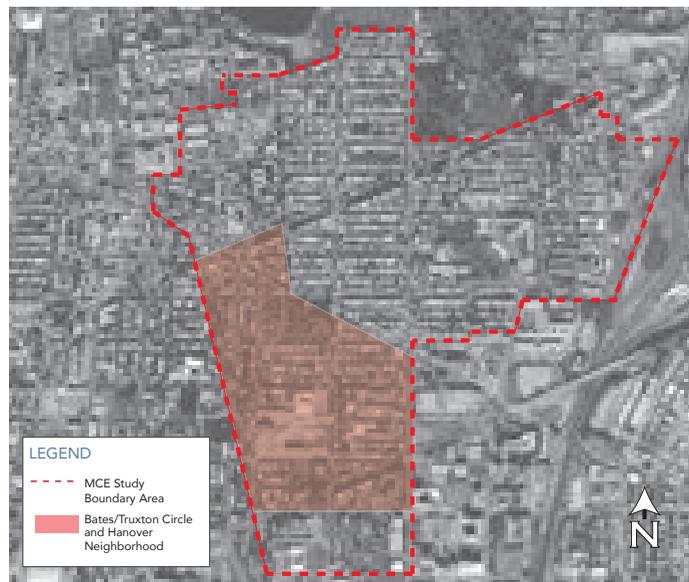
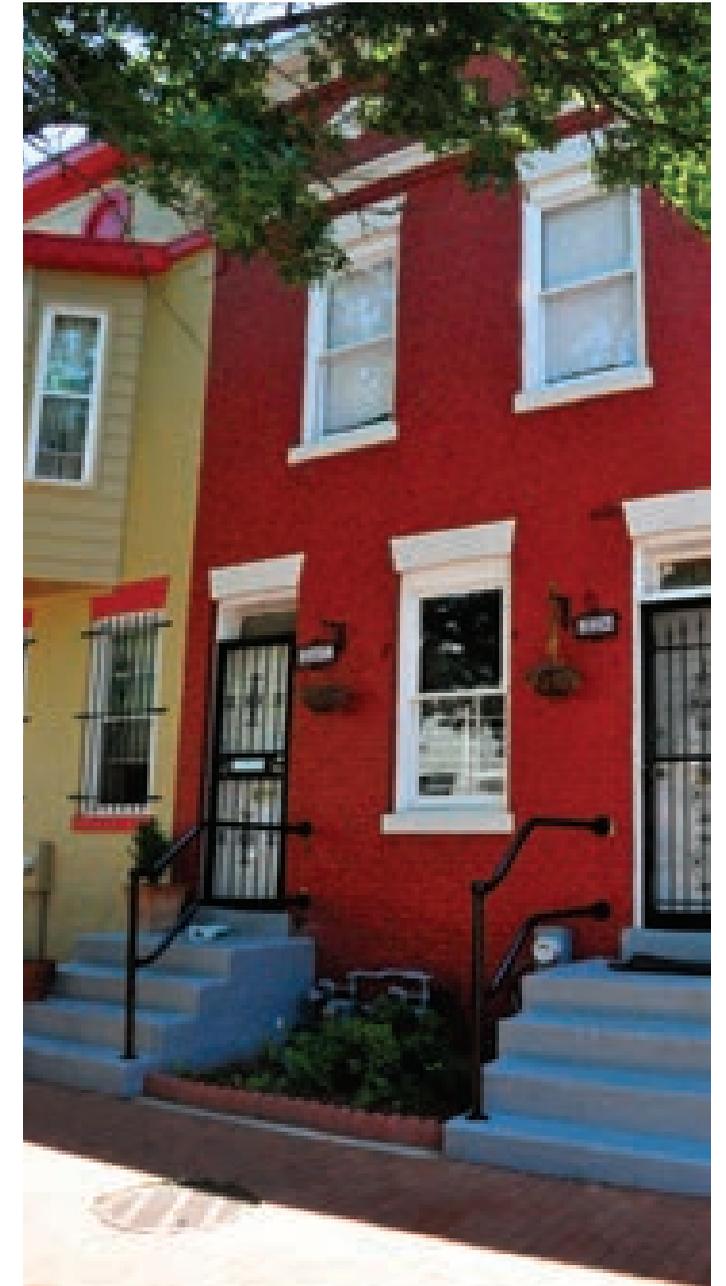


Fig. 4.1 Bates/Truxton Circle and Hanover Keymap

Bates/Truxton Circle and Hanover

Within the Mid City East planning area, Bates/Truxton Circle and Hanover refers to the area roughly bounded by New Jersey Avenue to the west, Florida Avenue to the north, North Capitol Street to the east and New York Avenue to the south. **See Fig. 4.1.** This eclectic and architecturally rich area consists of a mix of housing types, institutional uses including several schools, parks and playgrounds, and small businesses.

Major concerns of community members include the need to revitalize commercial areas along North Capitol Street, the conservation of the neighborhood's historic and architectural character, enhancing parks and playgrounds, having access to local school facilities, solving parking issues with the growing number of schools in the neighborhood, and addressing loitering, cleanliness and safety issues.



Bates Street, NW

BATES/TRUXTON CIRCLE AND HANOVER NEIGHBORHOOD PROFILE

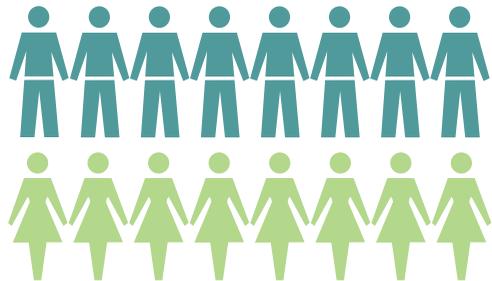


\$438,000¹
Average Home
Sales Price



\$59,092²
Median Income

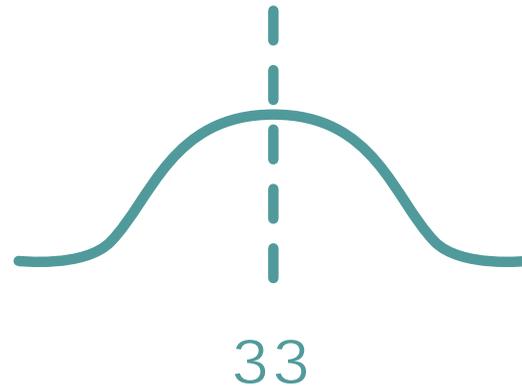
GENDER²



Male
51.2%

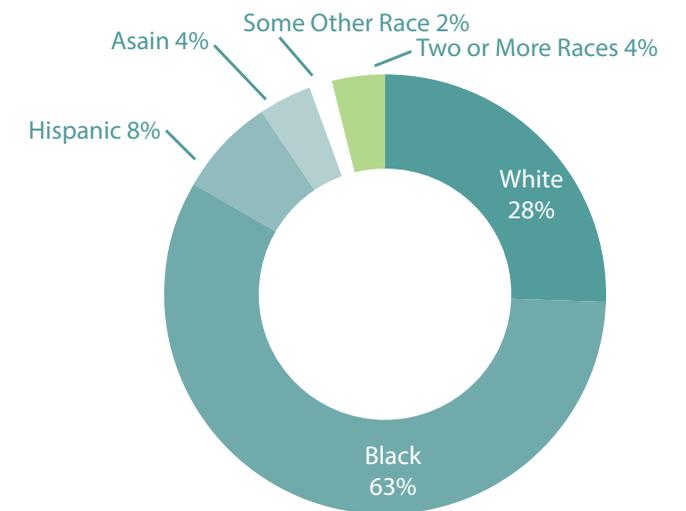
Female
48.8%

MEDIAN AGE²



33

ETHNICITY²



1 - Source: DC OTR, Real Property Sales Database

2 - Source: ESRI Business Analyst



Former Truxton Circle

beginning of the late nineteenth century and in close proximity to the emerging subdivisions of Bloomingdale, Eckington, and LeDroit Park, these neighborhoods feature a diversity of historic resources including residential, industrial and a clustering of notable school buildings. Several of the historic landmarks in the area lack proper signage and are in need of restoration or rehabilitation. Finding ways to highlight and celebrate these resources will encourage local stewardship, generate heritage tourism, and encourage investment in neglected historic sites. As the neighborhood continues to grow and attract new residents, the low-scale building stock is also threatened by inappropriate rooftop and other additions. These incompatible additions threaten to change the character of the neighborhood. Major recommendations include:

- Develop a community-led neighborhood conservancy to lead historic preservation efforts and build consensus around preferred preservation strategies for Bates/Truxton Circle and Hanover.
- Consider designating individual buildings under a multiple property document for the row houses on Bates Street.
- Coordinate with DDOT and Cultural Tourism DC to augment existing signage programs where needed or establish new neighborhood signage. Create unique designs including art, landscape, and/or streetscape and street furniture to identify Bates/Truxton Circle and Hanover's distinctive historic character.
- Commemorate the former Truxton Circle and fountain that once served as a neighborhood anchor and landmark. **Fig. 4.2** shows existing and potential historic districts and landmarks in Bates/Truxton Circle and Hanover.

COMMERCIAL REVITALIZATION, REDEVELOPMENT OPPORTUNITIES AND HOUSING

- Pursue an approach to commercial revitalization on North Capitol Street which includes a diverse and robust mix of uses including entrepreneurial production and creative services; day-to-day goods and services; and the expansion of neighborhood dining. **See Fig. 4.3.**
- Support efforts of the North Capitol Main Street organization to provide strategic marketing for neighborhood businesses.



Fig. 4.2 Bates and Hanover Historic Resources Locations

Historic Resources

- | | |
|--|--|
| 1. JOHN FOX SLATER ELEMENTARY SCHOOL, 1891 | 7. BATES STREET - WASHINGTON SANITARY HOUSING CO., c. 1897 |
| 2. LANGSTON SCHOOL, 1902 | 8. CHAPMAN GARAGE & STABLE, 1906-1912 |
| 3. FORMER SITE OF TRUXTON CIRCLE, c.1900 | 9. J.C. LETT'S GROCERY CO. BUILDING, 1917 |
| 4. NEW YORK AVENUE PLAYGROUND, 1909 | 10. WASHINGTON ANIMAL RESCUE LEAGUE, 1931 |
| 5. SAMUEL CHAPMAN ARMSTRONG TECHNICAL HIGH SCHOOL, 1901-1902 | 11. CANTANIA'S BAKERY BUILDING, 1905 |
| 6. O ST. VOCATIONAL SCHOOL, 1912 | |

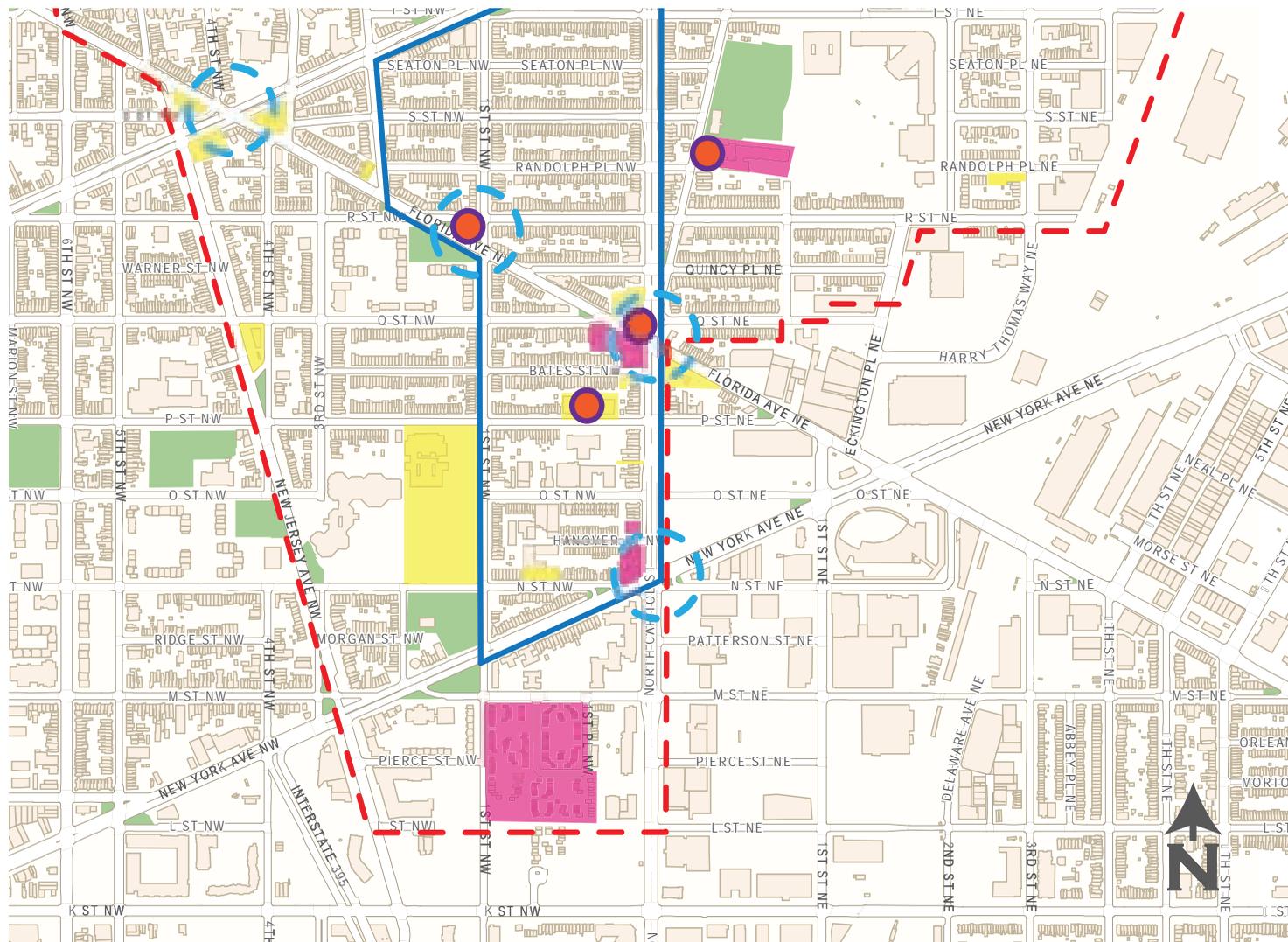


Fig. 4.3 Bates/Truxton Circle and Hanover Revitalization Map



- Pursue a future land use designation change for North Capitol Street, at the intersections of North Capitol Street and New York Avenue and at North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate/medium density mixed use to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment. **See Fig. 4.3.**
- Infill vacant parcels and redevelop underutilized parcels in Bates/Truxton Circle and Hanover. **See Fig. 4.3**
- Vacant and underutilized properties at the intersection of Florida Avenue and North Capitol Street should incorporate ground floor commercial uses with entrances facing North Capitol Street.
- Include affordable units in future residential development.

NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM

- Maintain existing and plant additional street trees throughout Bates/Truxton Circle and Hanover where needed.
- Identify Bates/Truxton Circle and Hanover neighborhood groups and civic associations interested in developing strategies for maintaining streetscape and sidewalk cleanliness.
- Identify and restore sidewalks needing repair in Bates/Truxton Circle and Hanover.
- Improve neighborhood alley and pedestrian lighting throughout Bates/Truxton Circle and Hanover.



Triangle Park at First and Florida Avenue

- Engage in a dialogue with MPD to potentially increase police presence at identified problem spots including parts of North Capitol Street and Hanover Place.
- Identify locations for the installation of public art within Bates/Truxton Circle and Hanover. Include public art in any new development or redevelopment to celebrate Bates/Truxton Circle and Hanover's identities. **See Fig. 1.4** for neighborhood placemaking opportunities in Bates/Truxton Circle and Hanover.

PARKS AND GREEN SPACE

- New York Avenue Playground - Create more entries to encourage neighborhood use. Explore opportunities for safe, multi-generational design and programming, and adding shade trees.
- Improve small triangular parks through local "Friends of..." groups responsible for making enhancements and maintaining features.
- Extend the P Street Greenway.
- Incorporate a community-accessible green space in any redevelopment of the CAPCS parking lot. **See Fig. 4.3.**
- Improve the Florida Avenue Park with any future redevelopment of the adjoining development. Add vegetation and green space.
- Create a coordinating committee to develop a policy regarding shared access to Dunbar school facilities for public use and recreation.

CONNECTIVITY

- Extend or reestablish the DC street grid with any future public or private development or redevelopment including Quincy Street NW between First and 2nd Streets NE in the Bates/Truxton Circle and Hanover area.
- The DDOT Livability Study includes recommendations for street and sidewalk improvements at New York Avenue / North Capitol Street/ and N Street.

The DDOT Livability Study prioritizes the following neighborhood streets within Bates/Truxton Circle and Hanover as pedestrian streets in need of traffic calming as a result of high pedestrian activity and adjacency to parks or schools:

- First Street, NW
- R Street, NW
- O Street, NW
- N Street, NW

See DDOT's Mid City East Livability Study for details.

STORMWATER MANAGEMENT

Intervention	Specific Location
Curb Extension/Bioretention Planters - Curb extension planters would be well suited for four way neighborhood intersections. First phase opportunities include:	<ul style="list-style-type: none"> • 5th Street at intersections of R, Q, P, and O Streets NW • 4th Street at intersections at R and Q Streets NW • 3rd Street at intersections at R and Q Streets NW • First Street at intersections of Q, Bates, and N Streets NW • North Capitol Street at P Street NW
Tree Box Bioretention Planters - Streets with wide enough sidewalks and lack mature trees may be good candidates for tree box planters. Streets to focus on include:	<ul style="list-style-type: none"> • 3rd Street between Florida and New Jersey Avenues NW • 4th Street between Richardson Place & R Street NW • 4th Street between Q and P Streets NW • New Jersey Avenue in discreet locations between Florida Avenue and P Street • Street between 4th and 5th Streets NW • Street between North Capitol Street and First Street NW • N Street between North Capitol Street and First Street NW
Rain Gardens - Opportunities include:	<ul style="list-style-type: none"> • Grounds of Kipp DC: Will Academy along P Street • Green space on the southeast corner of New Jersey Avenue and O Street • Green spaces along parking lots of Dunbar along First Street between P Street and New York Avenue
Permeable Paving - Permeable paving is most appropriate in alleyways throughout this neighborhood. First phase alleys should be based on the condition of the alley, the presence of utility lines, and the total amount of stormwater than can be captured. First phase opportunities include:	<ul style="list-style-type: none"> • Alleys defined by 5th Street, P Street, New Jersey Avenue, and R Street • Alleys defined by 3rd Street, North Capitol Street, P and Q Streets • Alleys defined by First Street, North Capitol Street, N Street, and P Street
Impervious Surface Removal - Few places for impervious surface removal exist with the exception of the paving in front of the former Slater and Langston Elementary School	<ul style="list-style-type: none"> • P Street (Slater and Langston School Site)
Tree Infill - Any places identified as places for tree box planters may also qualify for conventional street tree plantings.	

* Source: DDOT's Livability Study



Bates Street, NW

Bloomingtondale, LeDroit Park

Bloomingtondale and LeDroit Park are two unique neighborhoods within the Mid City East planning area. These areas are roughly bounded by Howard University to the west, the McMillan Reservoir to the north, North Capitol Street to the east, and Florida Avenue to the south. The neighborhoods are traversed by Rhode Island Avenue. Residents are proud of the unique heritage and architectural history of LeDroit Park, and the strong building fabric and architectural character of Bloomingtondale's housing stock. Successful clusters of small businesses and new dining establishments have been drawing residents and visitors in recent years. Among the concerns community members expressed about these neighborhoods were the



Fig. 4.4 Bloomingtondale/LeDroit Park Keymap

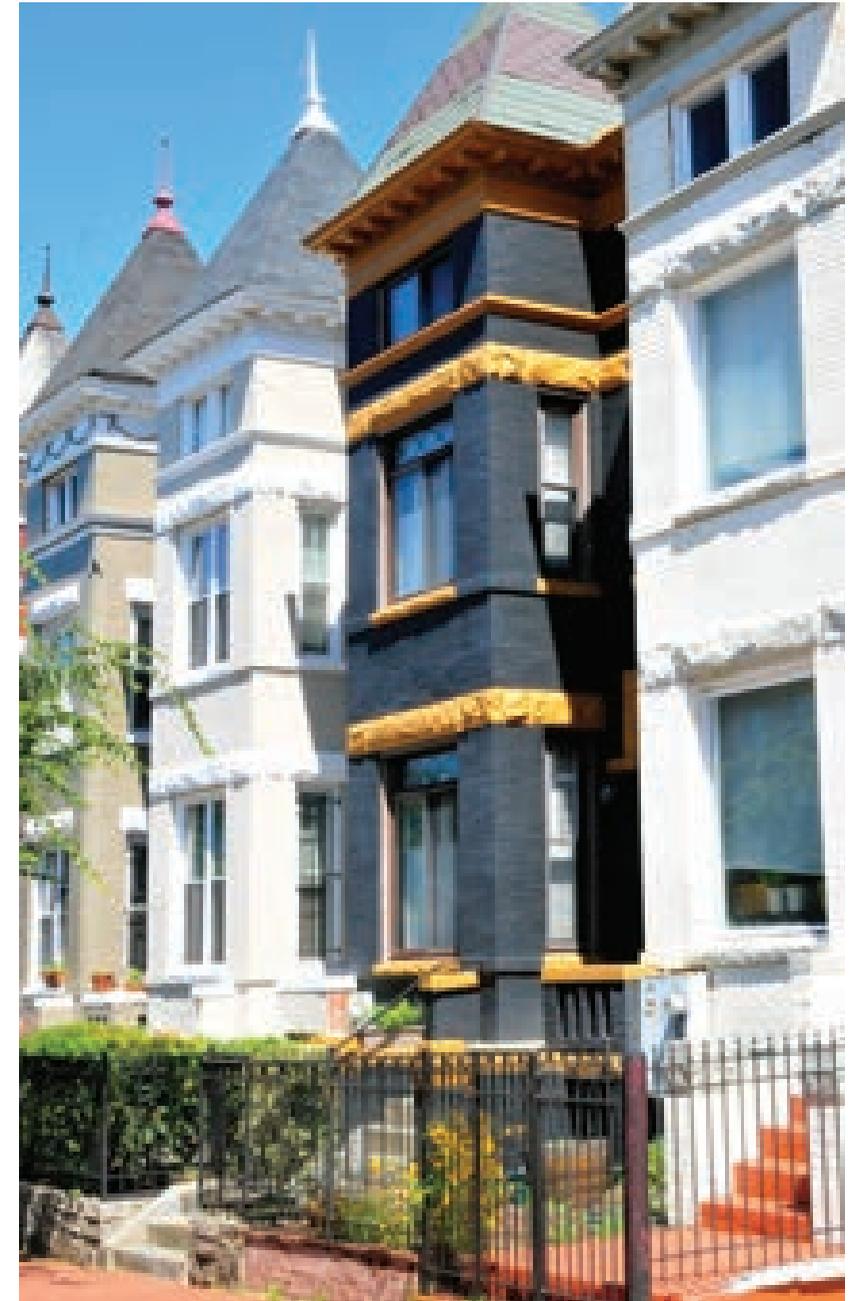
repeated problems with flooding, the unfriendly pedestrian experience along North Capitol Street, the barrier North Capitol Street presents to connecting east-west to Eckington, incompatible vertical additions to buildings or “pop-ups”, and safety issues at the Park at LeDroit.

This chapter contains a summary of recommendations from Chapter 3 related to this neighborhood. It also includes specific stormwater and connectivity recommendations from DDOT's Mid City East Livability Study. Please see that study for full details of those recommendations.

NEIGHBORHOOD CHARACTER

Bloomingtondale is rich in architectural and cultural heritage. As a late nineteenth century neighborhood that developed outside of the original city boundaries, Bloomingtondale features a diversity of historic resources including residential, commercial, and institutional buildings. Its rapid development between the late 1880s and 1920s resulted in low-scale, dense brick row house development that remains largely intact today. As the neighborhood continues to grow and attract new residents, the character of low-scale building stock is threatened by incompatible additions that could change the character of the neighborhood and its lively but uniform rooflines.

Bloomingtondale's intact historic fabric makes the neighborhood a strong candidate for listing in the National Registry of Historic Places as a historic district. A historic district designation is a valuable tool that can provide protection from unwanted demolition and inappropriate alterations. Residents are particularly concerned about mitigating



Bloomingtondale Rowhouses

BLOOMINGDALE, LeDROIT PARK NEIGHBORHOOD PROFILE

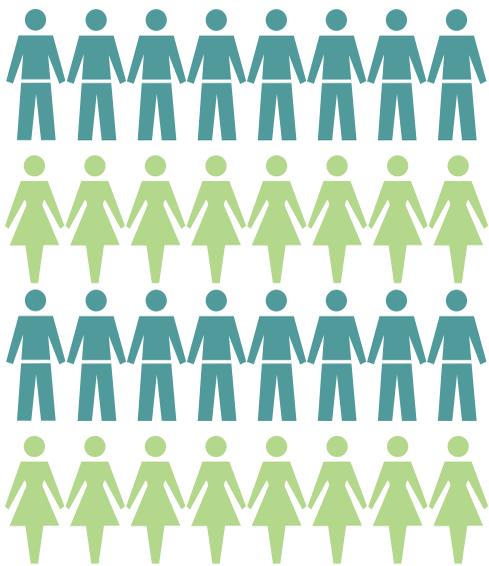


(Bloomingtondale) \$619,000¹
 (LeDroit Park) \$750,000¹
 Average Home Sales Price



(Bloomingtondale) \$86,568¹
 (LeDroit Park) \$29,086¹
 Median Income

GENDER²



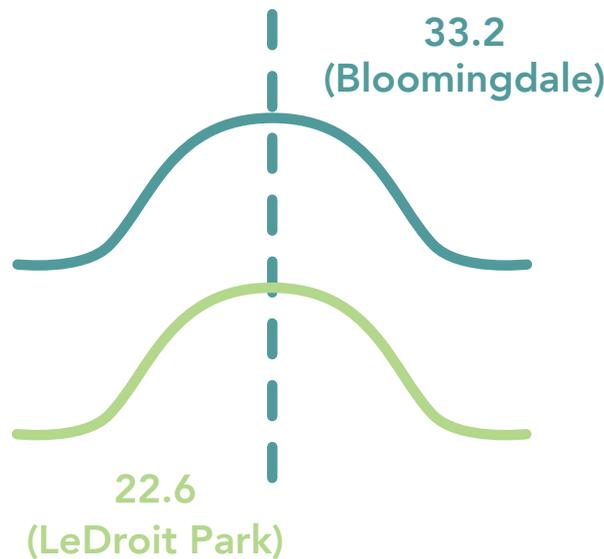
Male
 (Bloomingtondale)
 50.8%

Female
 (Bloomingtondale)
 49.2%

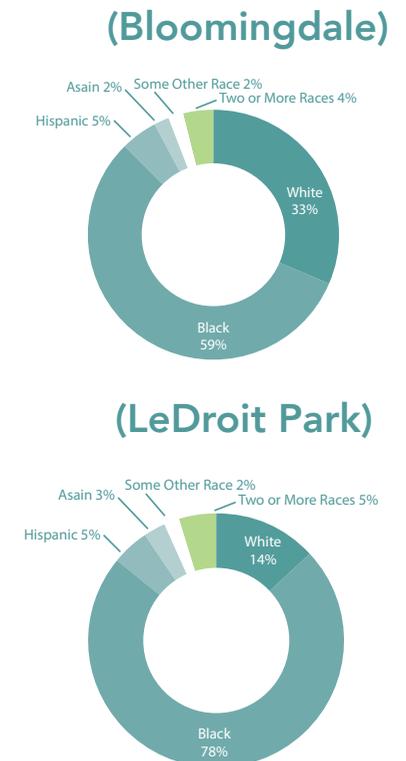
Male
 (LeDroit Park)
 44.8%

Female
 (LeDroit Park)
 55.2%

MEDIAN AGE²



ETHNICITY²



1 - Source: DC OTR, Real Property Sales Database
 2 - Source: ESRI Business Analyst

unwanted building additions or “pop-ups”. LeDroit Park, the earliest of the Mid City East neighborhoods to be developed, was subdivided in 1873 and developed as an architecturally unified residential suburb. Originally established as an exclusively white subdivision, LeDroit Park transitioned to an integrated neighborhood by the turn of the twentieth century. By the 1940s, it was home to some of the city’s most prominent and influential African Americans. Today, LeDroit Park is listed as a historic district and retains a high degree of its historic character, scale, and architectural fabric. There are several opportunities in LeDroit Park to increase and update signage to further promote and distinguish the general boundaries of the neighborhood.

- Develop a community-led neighborhood conservancy to lead historic preservation efforts and build consensus around preferred preservation strategies for Bloomingdale.
- Explore options for designating Bloomingdale as a historic district. **Fig. 4.5** shows existing and potential historic districts and landmarks in Bloomingdale and LeDroit Park.

COMMERCIAL REVITALIZATION, REDEVELOPMENT

- Host an event that highlights neighborhood businesses and draws attention to North Capitol as a viable commercial street.
- Pursue an approach to commercial revitalization on North Capitol Street which includes a diverse and robust mix of uses including entrepreneurial production and creative

services; day-to-day goods and services; and the expansion of neighborhood dining.

- Support efforts of North Capitol Main Street to provide strategic marketing for neighborhood businesses.
- Pursue a future land use designation change for North Capitol Street, at the intersections of North Capitol Street and New York Avenue and at North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate/medium density mixed use to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment.
- Infill vacant parcels and redevelop underutilized parcels in Bloomingdale and LeDroit Park.
- Vacant and underutilized properties at the intersection of Florida Avenue and North Capitol Street in Bloomingdale should incorporate ground floor commercial uses with entrances facing North Capitol.
- Include affordable units in future residential development.



Fig. 4.5 LeDroit Park and Bloomingdale Historic Resources Locations

Historic Resources

- | | |
|---|--|
| 1. LEDROIT PARK HISTORIC DISTRICT | 10. HURD HOUSE, 1905 |
| 2. MARY CHURCH TERRELL HOUSE | 11. BRYANTT STREET PUMPING STATION, 1904 |
| 3. DR. IONIA R. WHIPPER RESIDENCE/
OFFICE, 1890 | 12. BARNETT ADEN GALLERY, 1910 |
| 4. ANNA JULIA COOPER RESIDENCE, 1900 | 13. BLOOMINGDALE COURT |
| 5. LUCY DIGGS SLOWE HALL, 1943 | 14. SYLVAN THEATER, 1913 |
| 6. OLD ENGINE HOUSE #12 -
BLOOMINGDALE FIREHOUSE, 1897 | 15. BLOOMINGDALE LIQUOR STORE
BUILDING, 1913 |
| 7. NATHANIEL PARKER GAGE SCHOOL | 16. SAINT MARTIN'S, 1902 & 1939 |
| 8. CRISPUS ATTUCKS PARK | 17. RHODE ISLAND AVENUE METHODIST
EPISCOPAL CHURCH, 1902 |
| 9. SAMUEL GOMPERS HOUSE, 1902 | 18. MEMORIAL CHURCH OF THE UNITED
BRETHREN IN CHRIST, 1903-1904 |

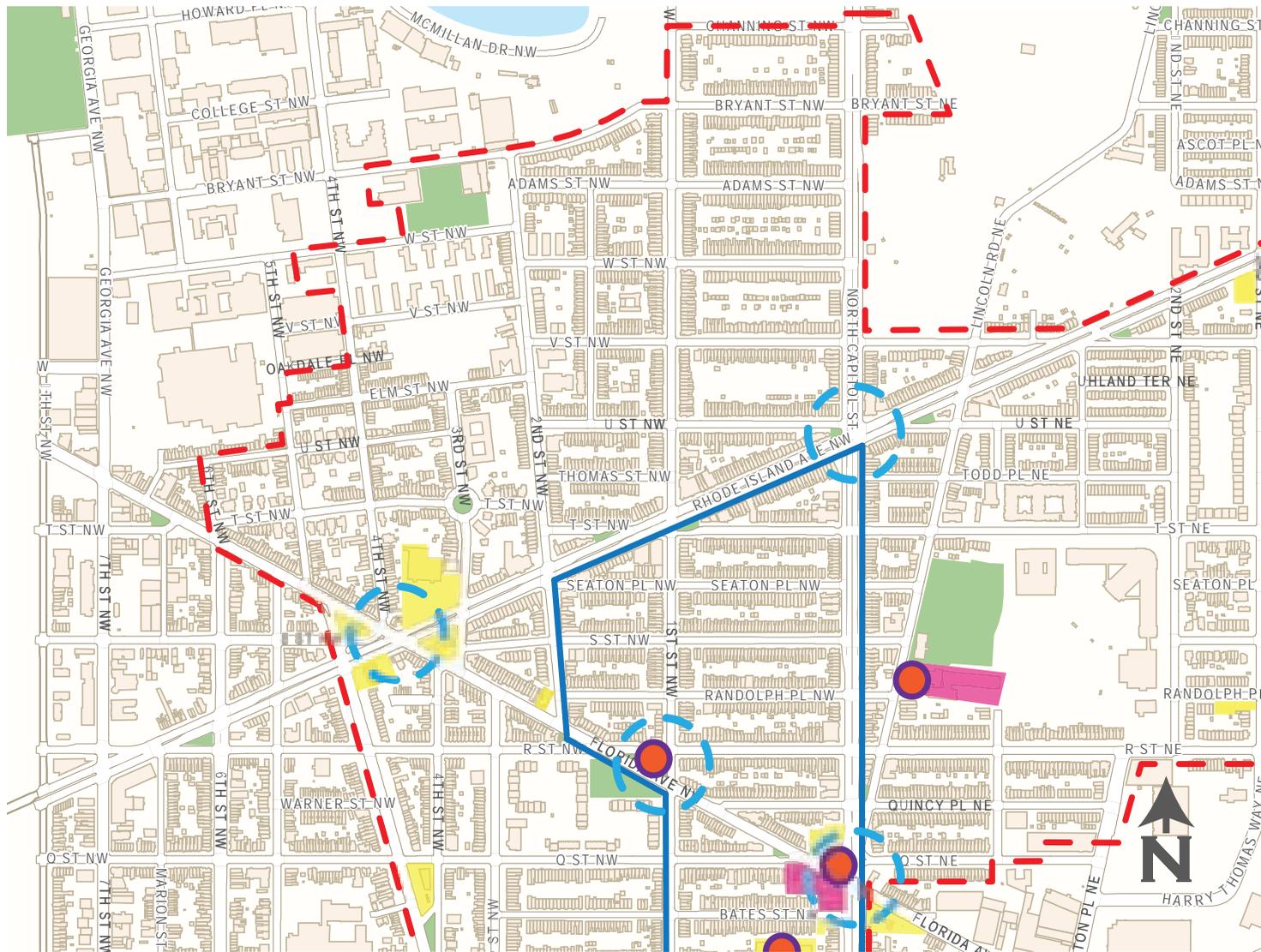
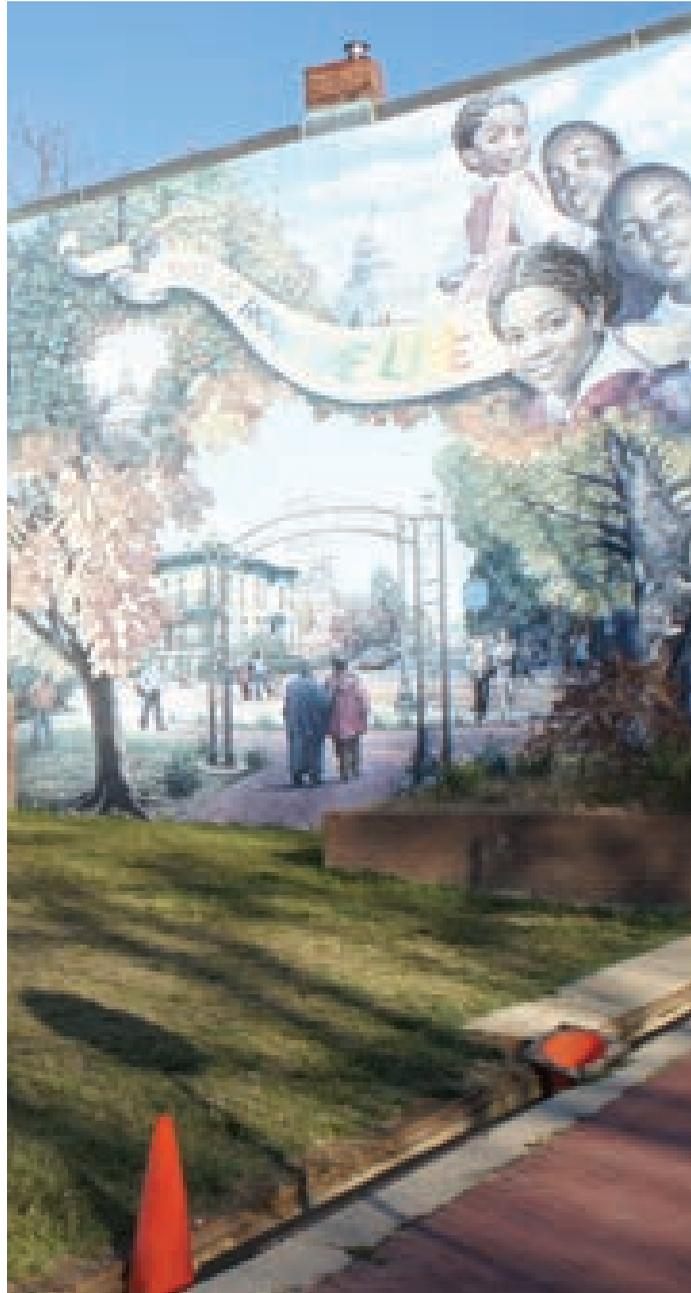


Fig. 4.6 Bloomingdale/LeDroit Park Revitalization Opportunity Map



NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM

- Conduct a comprehensive streetscape and connectivity study for North Capitol Street within Mid City East.
- Maintain existing and plant additional street trees along North Capitol Street and where needed throughout Bloomingdale and LeDroit Park.
- Identify Bloomingdale and LeDroit Park neighborhood groups and civic associations interested in developing strategies for maintaining streetscape and sidewalk cleanliness.
- Identify and restore sidewalks in need of repair in Bloomingdale and LeDroit Park.
- Improve neighborhood alley and pedestrian lighting throughout Bloomingdale and LeDroit Park.
- Engage in a dialogue with MPD to potentially increase police presence at identified problem areas in including parts of North Capitol Street, and the Park at LeDroit.
- Identify locations for the installation of public art within Bloomingdale and LeDroit Park.
- Include public art in any new development or redevelopment to celebrate Bloomingdale and LeDroit Park's identities. **See Fig. 4.6.**



LeDroit Park neighborhood mural

PARKS, GREEN SPACE

- Howard Playground - Create more entries to encourage neighborhood use. Explore opportunities for safe, multi-generational design and programming and adding shade trees.
- Park at LeDroit - Improve dog park and add shade trees. Explore opportunities for safe, multi-generational design and programming.
- Triangle parks - Improve small triangular parks through local "Friends of..." groups responsible for making enhancements and maintaining features.
- Support a community or privately led Green Deck over North Capitol Street to better connect Bloomingdale and Eckington.

CONNECTIVITY

- DDOT's Livability Study includes recommendations to implement modifications to public streets and sidewalks to improve walkability, safety, and connectivity. These include:
 - Florida/North Capitol Street/Q St./ Lincoln Rd. - street and sidewalk modifications and improvements.
 - First Street NW Corridor - changes at unsignalized intersections including stop sign control and traffic mini-circles.
 - 5th Street and R Street NW - Install curb ramps at 5th and R Streets to bring intersection crossing up to ADA standard.

The DDOT Livability Study prioritizes the following neighborhood streets within Bloomingdale/LeDroit Park as pedestrian streets in need of traffic calming as a result of high pedestrian activity and adjacency to parks or schools:

- First Street NW
- R Street NW
- T Street NW

See DDOT's Mid City East Livability Study for details.



Neighborhood beautification at First and Q St, NW