

# 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.

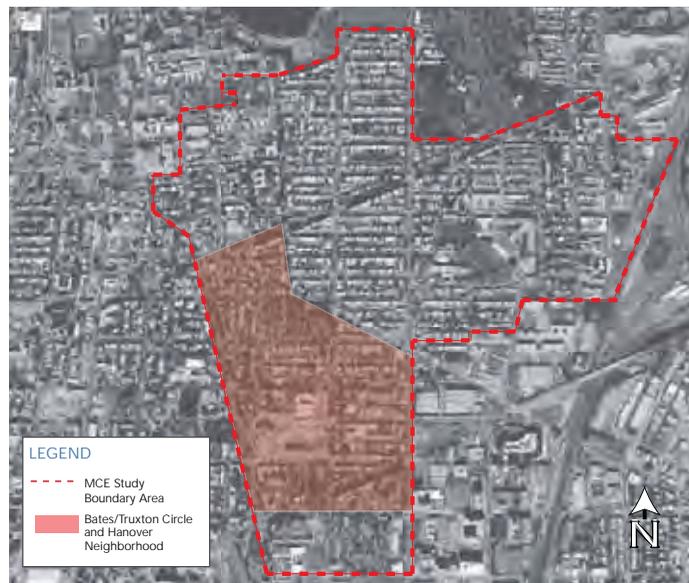


Fig. 4.1 Bates/Truxton Circle and Hanover Keymap

## 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

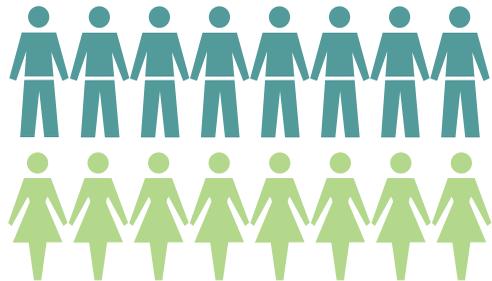


\$438,000<sup>1</sup>  
Average Home  
Sales Price



\$59,092<sup>2</sup>  
Median Income

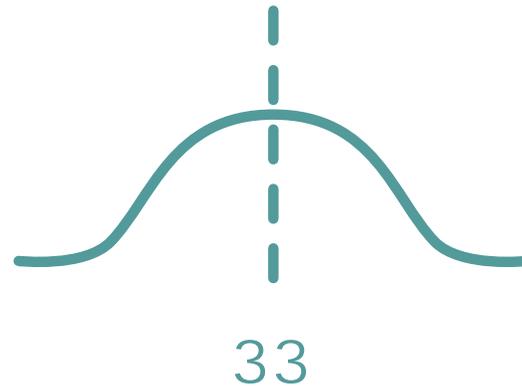
## GENDER<sup>2</sup>



Male  
51.2%

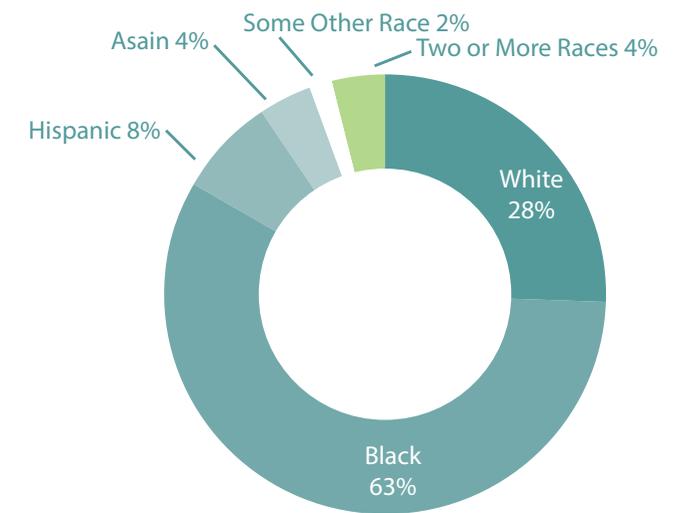
Female  
48.8%

## MEDIAN AGE<sup>2</sup>



33

## ETHNICITY<sup>2</sup>



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                             |  |

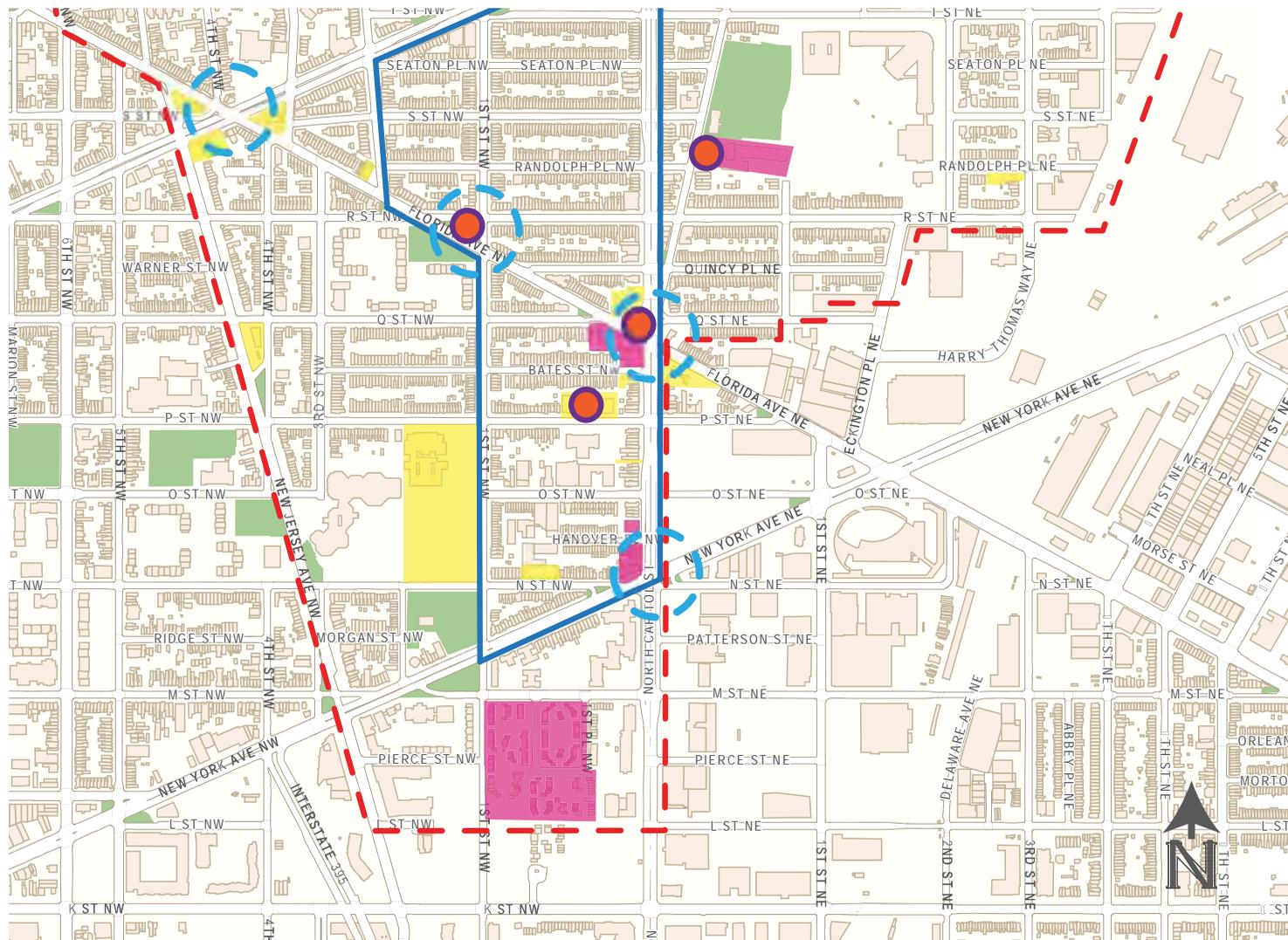
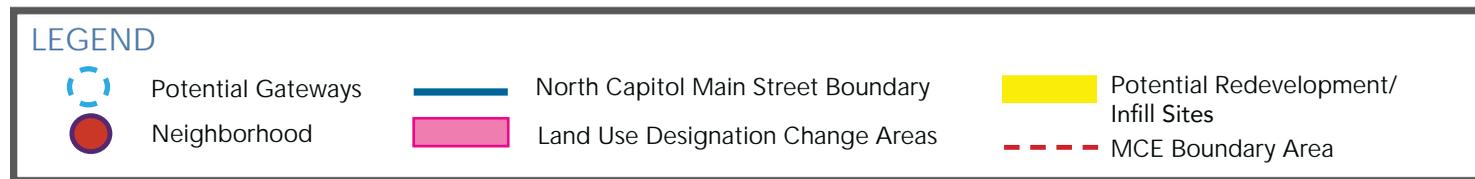


Fig. 4.3 Bates/Truxton Circle and Hanover Revitalization Map



- 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:

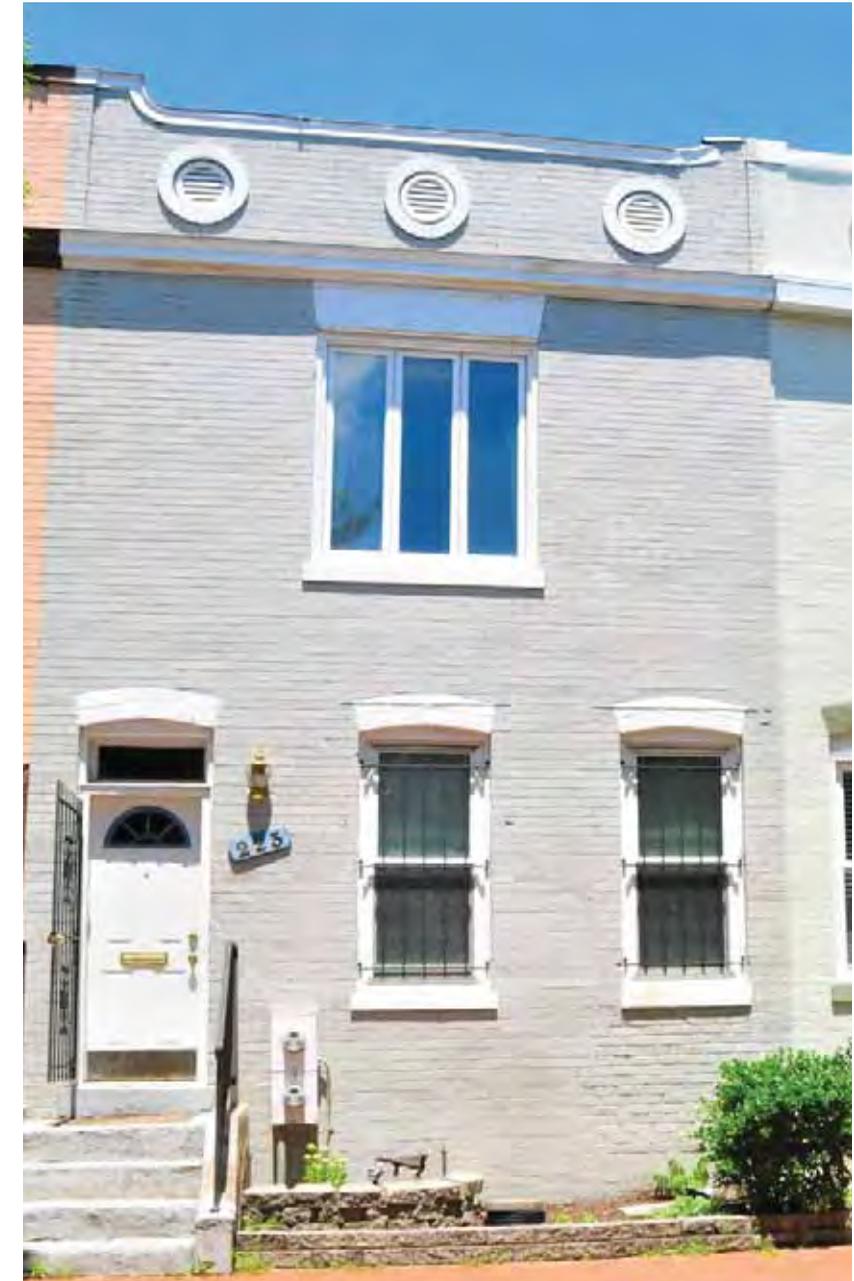
- First Street, NW
- R Street, NW
- O Street, NW
- N Street, NW

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"> <li>• 5th Street at intersections of R, Q, P, and O Streets NW</li> <li>• 4th Street at intersections at R and Q Streets NW</li> <li>• 3rd Street at intersections at R and Q Streets NW</li> <li>• First Street at intersections of Q, Bates, and N Streets NW</li> <li>• North Capitol Street at P Street NW</li> </ul>
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"> <li>• 3rd Street between Florida and New Jersey Avenues NW</li> <li>• 4th Street between Richardson Place &amp; R Street NW</li> <li>• 4th Street between Q and P Streets NW</li> <li>• New Jersey Avenue in discreet locations between Florida Avenue and P Street</li> <li>• Street between 4th and 5th Streets NW</li> <li>• Street between North Capitol Street and First Street NW</li> <li>• N Street between North Capitol Street and First Street NW</li> </ul>
Rain Gardens - Opportunities include:	<ul style="list-style-type: none"> <li>• Grounds of Kipp DC: Will Academy along P Street</li> <li>• Green space on the southeast corner of New Jersey Avenue and O Street</li> <li>• Green spaces along parking lots of Dunbar along First Street between P Street and New York Avenue</li> </ul>
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"> <li>• Alleys defined by 5th Street, P Street, New Jersey Avenue, and R Street</li> <li>• Alleys defined by 3rd Street, North Capitol Street, P and Q Streets</li> <li>• Alleys defined by First Street, North Capitol Street, N Street, and P Street</li> </ul>
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"> <li>• P Street (Slater and Langston School Site)</li> </ul>
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

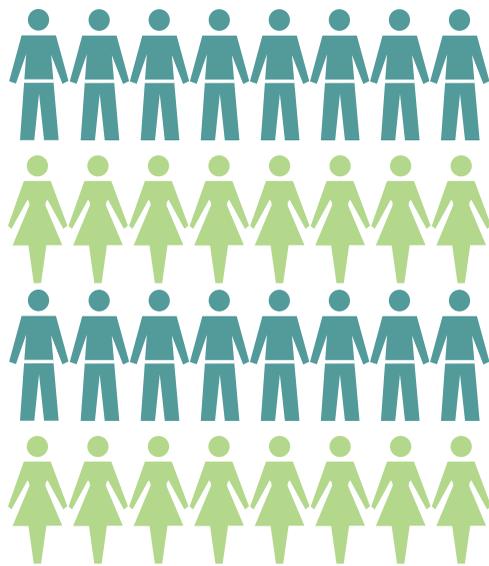


(Bloomingtondale) \$619,000<sup>1</sup>  
 (LeDroit Park) \$750,000<sup>1</sup>  
 Average Home Sales Price



(Bloomingtondale) \$86,568<sup>1</sup>  
 (LeDroit Park) \$29,086<sup>1</sup>  
 Median Income

## GENDER<sup>2</sup>



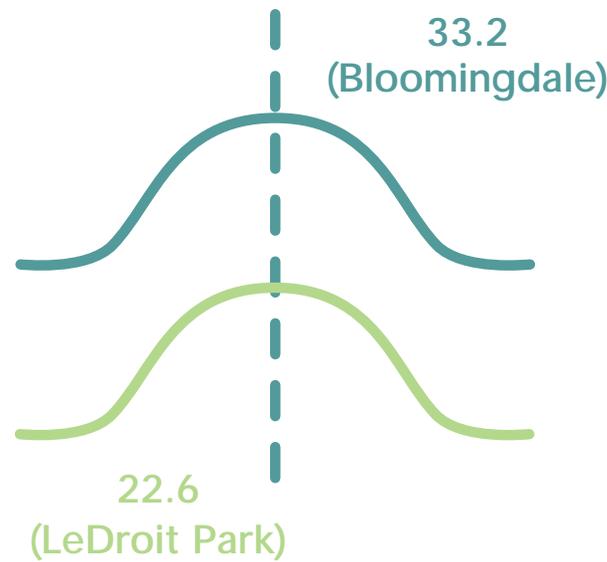
Male  
 (Bloomingtondale)  
 50.8%

Female  
 (Bloomingtondale)  
 49.2%

Male  
 (LeDroit Park)  
 44.8%

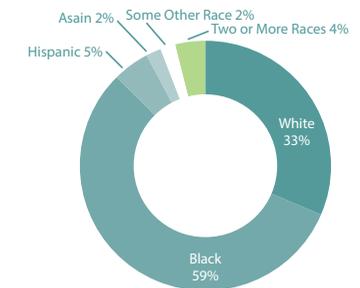
Female  
 (LeDroit Park)  
 55.2%

## MEDIAN AGE<sup>2</sup>

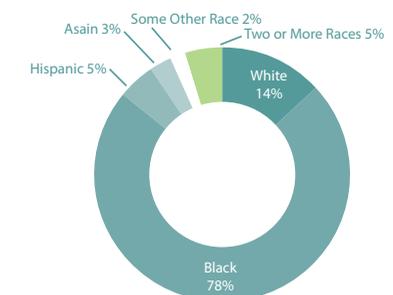


## ETHNICITY<sup>2</sup>

### (Bloomingtondale)



### (LeDroit Park)



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.

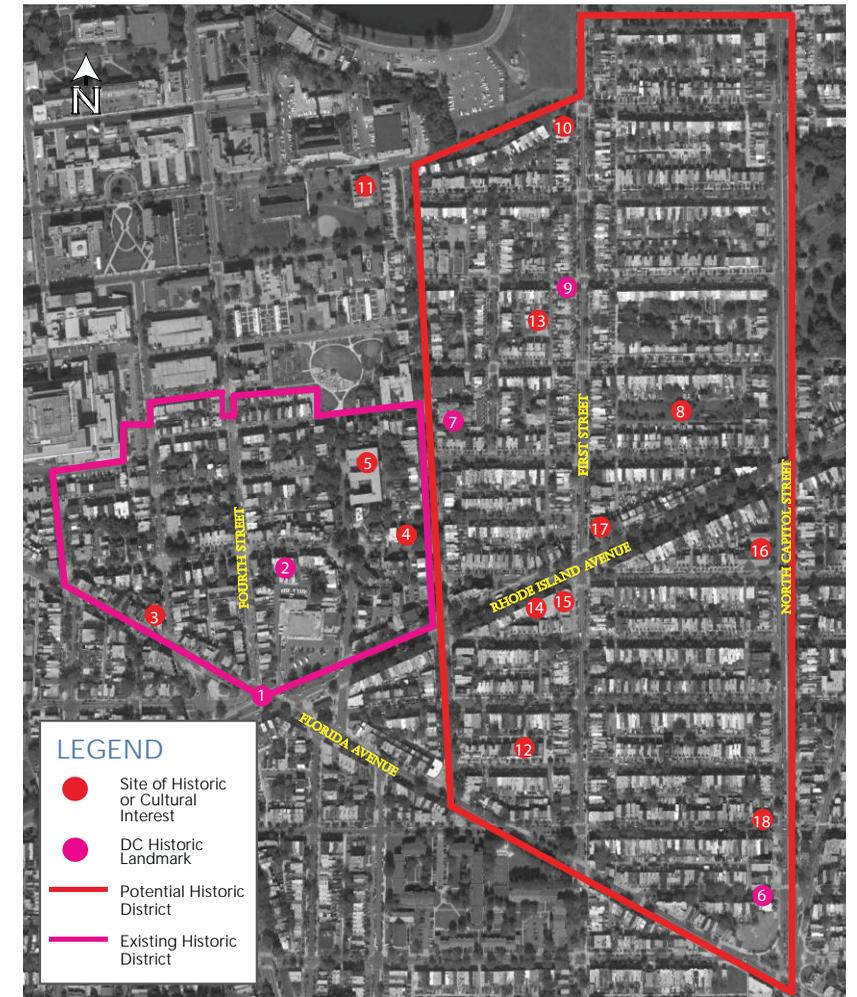


Fig. 4.5 LeDroit Park and Bloomingdale Historic Resources Locations

### 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/<br>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 -<br>BLOOMINGDALE FIREHOUSE, 1897 | 15. BLOOMINGDALE LIQUOR STORE<br>BUILDING, 1913                    |
| 7. NATHANIEL PARKER GAGE SCHOOL                           | 16. SAINT MARTIN'S, 1902 & 1939                                    |
| 8. CRISPUS ATTUCKS PARK                                   | 17. RHODE ISLAND AVENUE METHODIST<br>EPISCOPAL CHURCH, 1902        |
| 9. SAMUEL GOMPERS HOUSE, 1902                             | 18. MEMORIAL CHURCH OF THE UNITED<br>BRETHREN IN CHRIST, 1903-1904 |

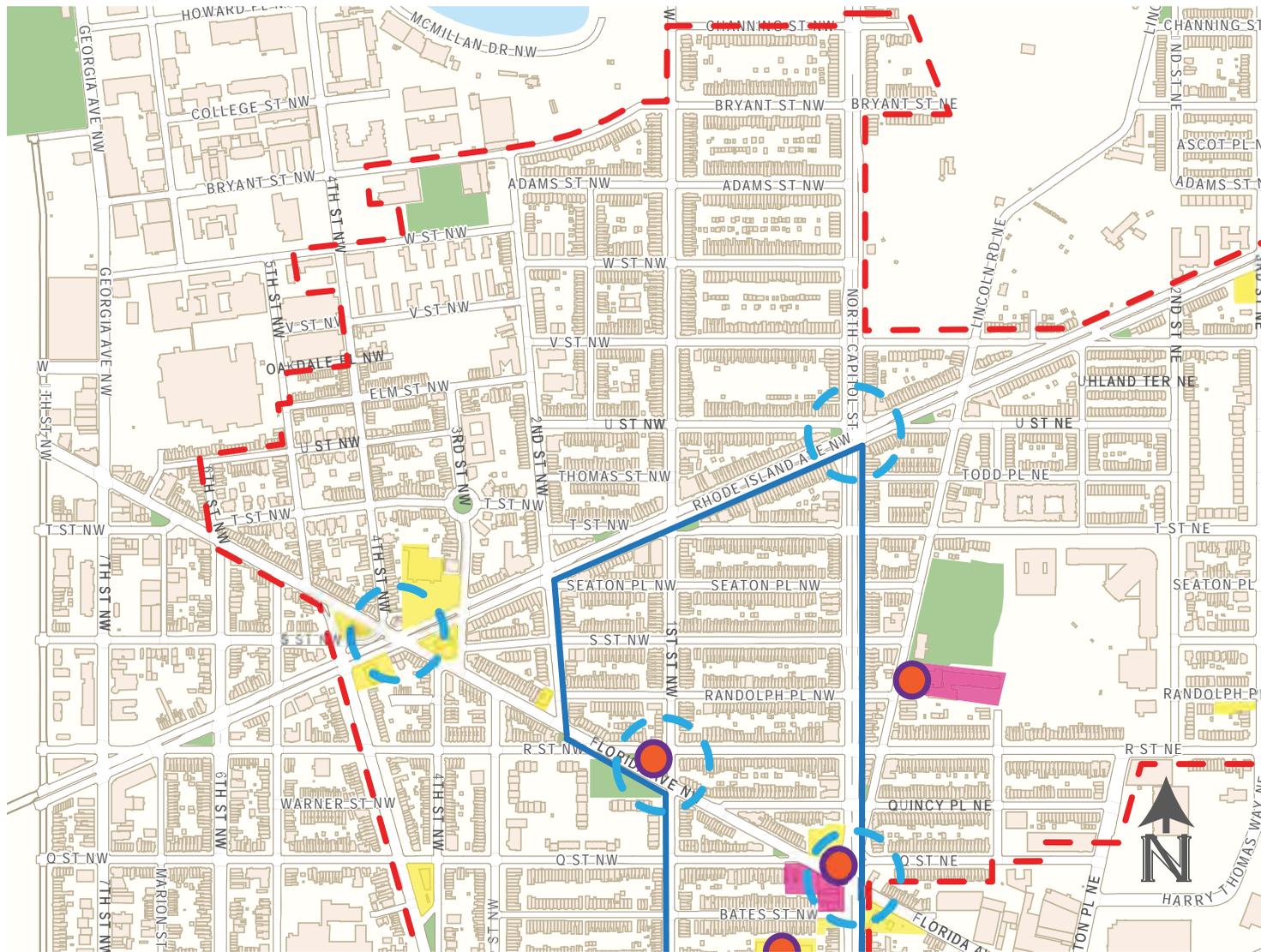
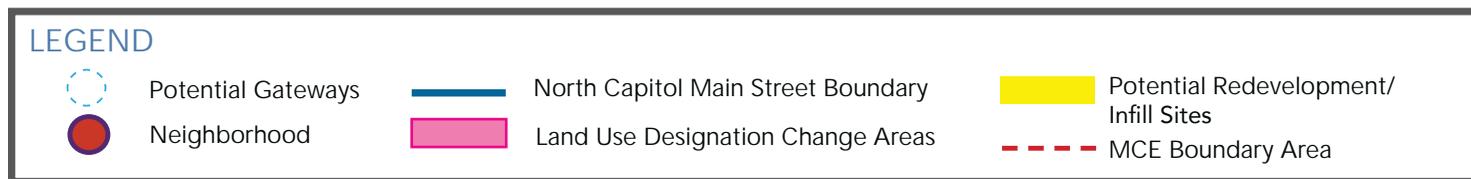
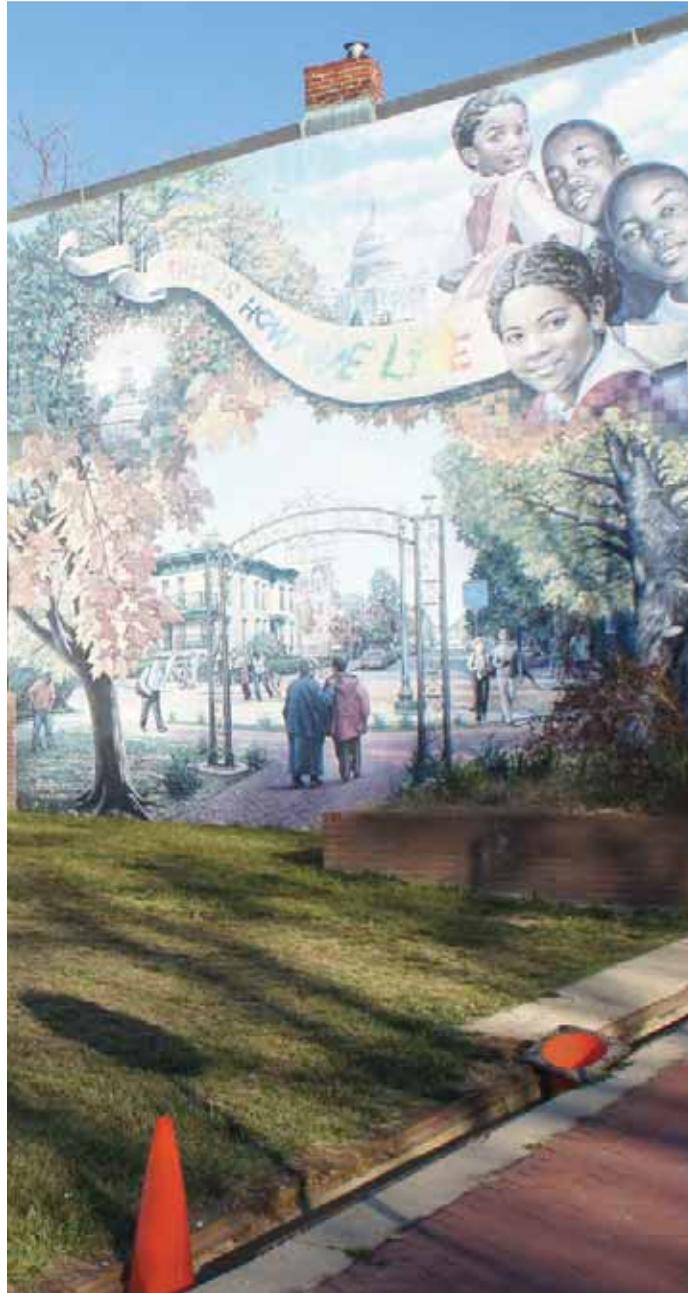


Fig. 4.6 Bloomingdale/LeDroit Park Revitalization Opportunity Map



## 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

## STORMWATER MANAGEMENT

Intervention	Specific Location
Curb Extension/Bioretenion Planters - One of the better opportunities for adding LID is through the use of curb extension planters located at intersections of neighborhood streets. Since parking is not allowed at intersection corners, curbs can be extended the full width of a parking bay. Many of the intersections on 2nd Street NW and 4th Street NW may be good places depending upon configuration existing. First phase opportunities include:	<ul style="list-style-type: none"> <li>• 6th Street at intersections with U and T Streets NW</li> <li>• 5th Street and T Street NW</li> <li>• 4th St at intersections with T and U Streets and Florida Avenue NW</li> <li>• 2nd St at intersection at W, V, T, S and Randolph Place</li> <li>• First Street at intersection with Channing, W, V, and U Streets, Randolph Place, and R Street NW</li> <li>• North Capitol Street intersections with Channing, Bryant, W, and Seaton Streets, Randolph Place, and Quincy Street.</li> </ul>
Tree Box Bioretention Planters - Streets with wide enough sidewalks and lack mature trees may be good candidates for tree box planters. U Street NW, Seaton Place NW, Randolph Place NW, and First Street NW	<ul style="list-style-type: none"> <li>• U Street NW</li> <li>• Seaton Place, NW</li> </ul>
Permeable Paving - Permeable paving is most appropriate in alleyways throughout this neighborhood. Alleys are most appropriate where existing alleys are in poor condition and utility lines are far enough below grade to accommodate a reservoir layer. Because many of LeDroit Park's alleys are brick alleys in relatively good condition, we have not recommended placing those. First phase opportunities include:	<ul style="list-style-type: none"> <li>• Alleys defined by First, 2nd, Seaton, and S Streets NW</li> <li>• Alleys defined by First, 2nd Streets, Randolph Place, and R Street NW</li> <li>• Alley defined by North Capitol and T Streets, and Rhode Island Avenue NW</li> <li>• Alley defined by Flagler, V, First, and U Streets NW.</li> <li>• Sidewalks along Rhode Island Avenue from Florida Avenue to 3rd Street</li> <li>• Sidewalk inside of park area R Street from First Street to Florida Avenue.</li> </ul>
Impervious Surface Removal - Several intersections along North Capitol Street as well as Florida Avenue NW offer places where removing concrete in front of private businesses or homes may be a good alternative. First phase opportunities include:	<ul style="list-style-type: none"> <li>• 2nd Street and Florida Avenue, NW corner</li> <li>• Randolph Place and North Capitol Street, NW &amp; SW corners</li> <li>• First Street and Rhode Island Avenue, SW corner</li> <li>• Bryant and North Capitol Streets, SW corner</li> <li>• First and U Streets, SW corner</li> </ul>
Rain Gardens - Very few opportunities for rain gardens exist. Crispus Attucks Park may be one possible location. Another may be the Elm Street entrance of the Park at LeDroit. First phase opportunities include:	<ul style="list-style-type: none"> <li>• Northwest corner of 2nd and W Streets NW.</li> <li>• Crispus Attucks Park</li> <li>• Entrance at Park at LeDroit</li> </ul>
Tree Infill - Any places identified as places for tree box planters may also qualify for conventional street tree plantings.	

\* Source: DDOT's Livability Study



Bicycle Art installation at Rhode Island Avenue and First Street, NE



Alleyway at Bryant St., NW

## Eckington

Eckington has been a unique neighborhood from its beginnings as land which was the country home of Joseph Gales, Jr., owner of the National Intelligencer newspaper and Mayor of Washington, DC from 1827 to 1830. This neighborhood is roughly bounded by North Capitol Street to the west, Glenwood, Prospect Hill and St. Mary's cemeteries to the north, railroad tracks and the Metropolitan Branch Trail to the east, and Florida Avenue to the south.

This hilly and eclectic neighborhood consists of a variety of housing types including row houses, single family homes, duplexes and low rise multi-family buildings, as well as some small businesses and corner stores. It is also home to a number of institutions, the largest of which is the McKinley

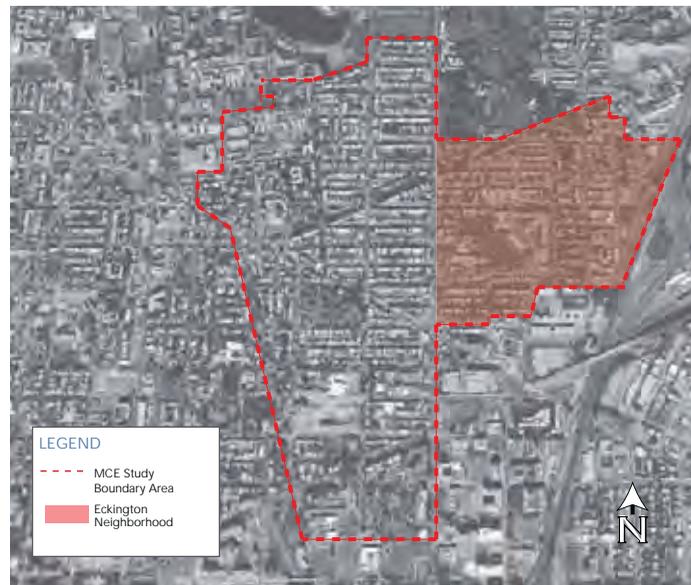
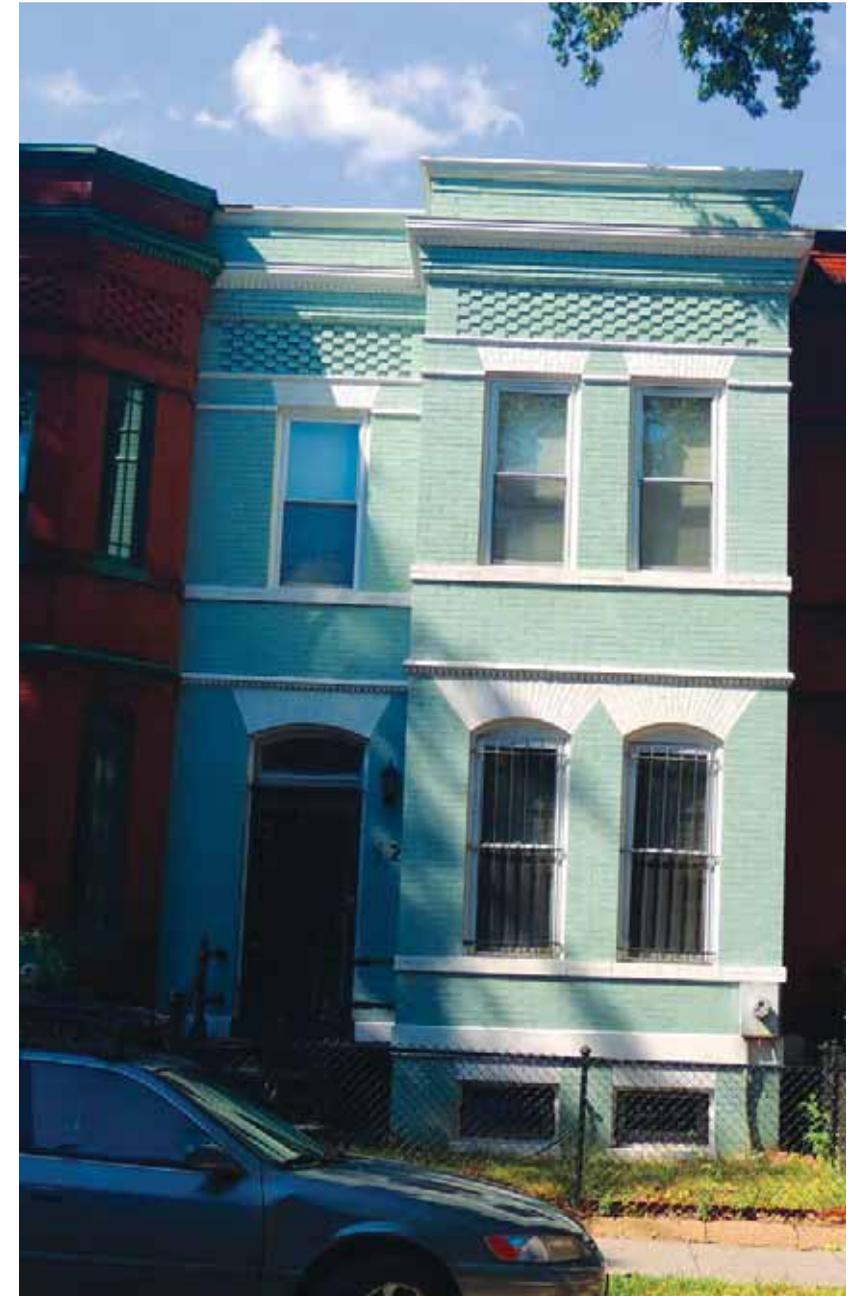


Fig. 4.7 Eckington Key Map

Techology High School, the Harry Thomas Sr. Recreation Center, and a cluster of industrial or PDR (production, distribution and repair) businesses along the railroad tracks which coexist with the adjacent residential neighborhood.

There is an unmistakable sense of community and pride in Eckington, but also a concern that there is not an identifiable "place" that defines the neighborhood. Among community members other concerns are the lack of accessible, informal green space, the lack of a dog park, and safety issues with the Metropolitan Branch Trail. They also expressed concerns about sidewalk widths and maintenance along North Capitol Street, Rhode Island Avenue and along some internal neighborhood streets. Residents described issues with pedestrian and bicycle connectivity to other neighborhoods across North Capitol Street, and walkability to the Rhode Island Avenue and New York Avenue Metro stations.



Eckington Rowhouses

# ECKINGTON NEIGHBORHOOD PROFILE

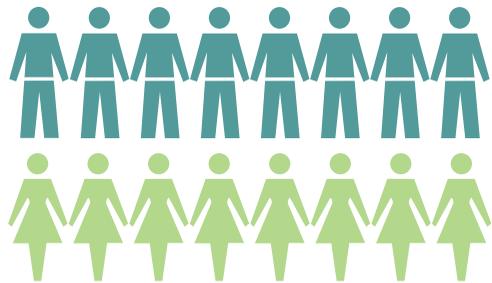


\$489,000<sup>1</sup>  
Average Home  
Sales Price



\$56,083<sup>2</sup>  
Median Income

## GENDER<sup>2</sup>



Male  
49.1%

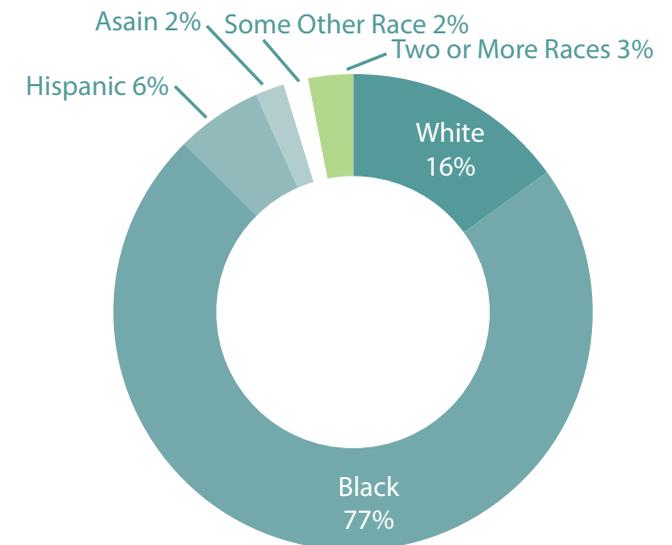
Female  
50.9%

## MEDIAN AGE<sup>2</sup>



36.7

## ETHNICITY<sup>2</sup>



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

## NEIGHBORHOOD CHARACTER

Eckington is a well-defined, late nineteenth and early twentieth century neighborhood, characterized by the juxtaposition of brick row houses with an industrial corridor to the east. The neighborhood has diverse historic and cultural resources including churches and prominent school buildings but does not have any historic properties listed in the National Register of Historic Places. Its intact historic fabric makes the neighborhood a strong candidate for a listing as a historic district – a valuable tool that can provide protection from unwanted demolition and inappropriate alterations.

- Develop a community-led neighborhood conservancy to lead historic preservation efforts and build consensus around preferred preservation strategies in Eckington.
- Explore options for designating Eckington as an historic district. **Fig. 4.8** shows potential historic landmarks in Eckington.

## COMMERCIAL REVITALIZATION, REDEVELOPMENT OPPORTUNITIES AND HOUSING

- Retain and expand (where possible) warehouse and flex spaces.
- Infill vacant parcels and redevelop underutilized parcels in Eckington to strengthen neighborhood fabric.
- Include affordable units in future residential development in Eckington.

## NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM

- Conduct a comprehensive streetscape and connectivity study for North Capitol Street within Mid City East.
- 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 Eckington’s distinctive historic character.
- Maintain existing and plant additional street trees along North Capitol Street and throughout Eckington where needed.
- Convene an Eckington neighborhood group to work with landowners to improve the appearance and walkability of the industrial/production, distribution, and repair (PDR) area.
- Identify Eckington neighborhood groups and civic associations interested in developing strategies for maintaining streetscape and sidewalk cleanliness.
- Identify and restore sidewalks needing repair in Eckington.
- Improve neighborhood alley and pedestrian lighting throughout Eckington, including the light industrial/PDR portions.
- Engage in a dialogue with MPD to potentially increase police presence at identified problem



Fig. 4.8 Eckington Historic Resources Locations

### Historic Resources

- |  |  |
|--|--|
| 1. EARLY SUBDIVISION HOUSES - "VILLAS", 1890s  | 9. SAINT MARTIN'S CONVENT, 1923                      |
| 2. ONONDAGA APARTMENT, 1901                    | 10. SANITARY GROCERY COMPANY WAREHOUSES, 1923        |
| 3. OWASCO APARTMENT, 1901                      | 11. ECKINGTON CAR BARN, 1898                         |
| 4. ECKINGTON SCHOOL, 1897                      | 12. SCHLITZ BREWING COMPANY BOTTLING PLANT, 1908     |
| 5. EMERY SCHOOL, 1901                          | 13. NATIONAL GEOGRAPHIC SOCIETY PRINTING PLANT, 1924 |
| 6. MCKINLEY TECHNICAL HIGH SCHOOL, 1928        | 14. NATIONAL BISCUIT CO. STABLE & WAREHOUSE, 1907    |
| 7. LANGLEY JUNIOR HIGH SCHOOL, 1923            |  |
| 8. LINCOLN ROAD METHODIST EPISCOPAL, 1916-1923 |  |

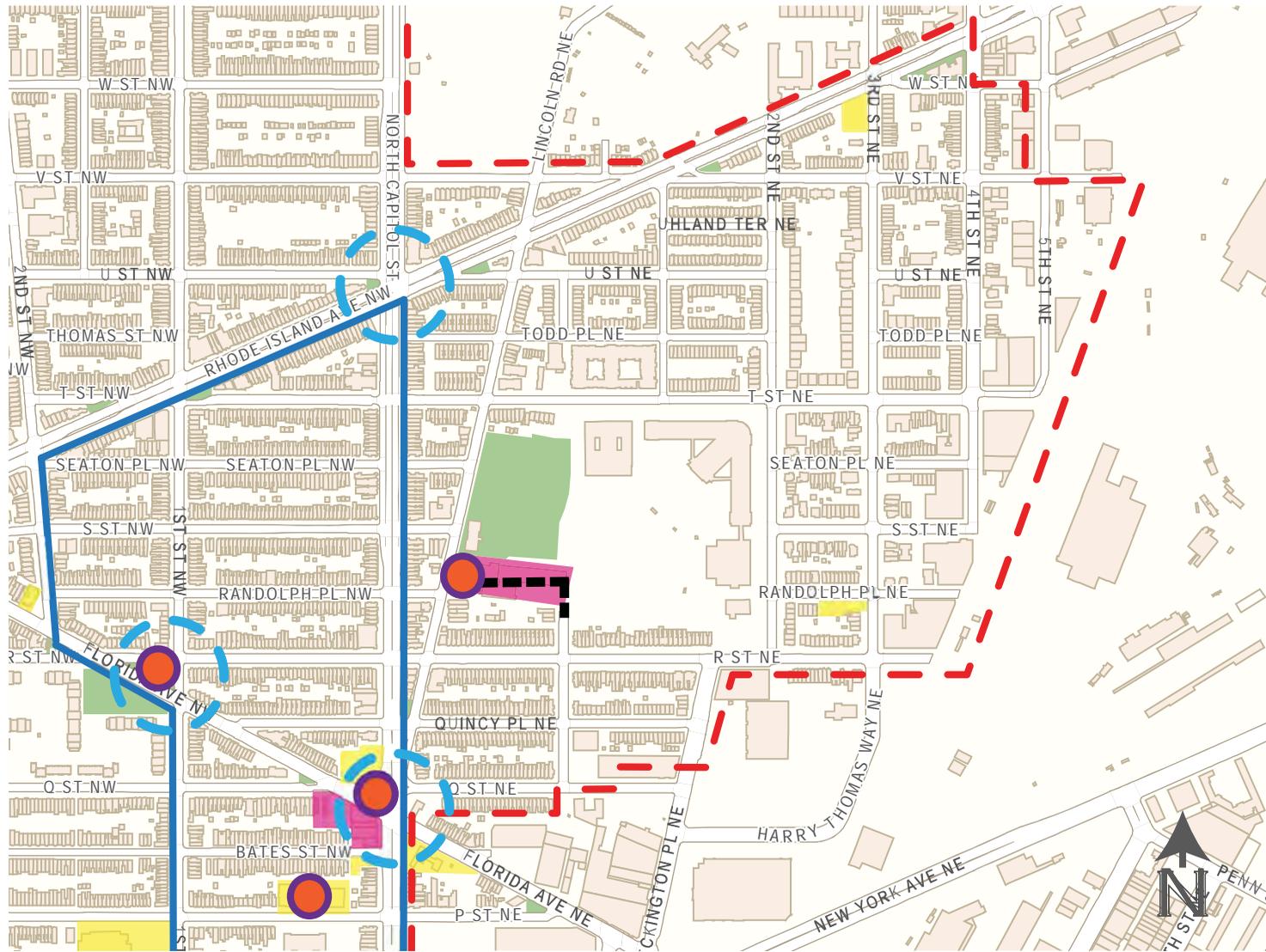


Fig. 4.9 Eckington Revitalization Opportunity Map



areas in Eckington including parts of North Capitol Street, and the Metropolitan Branch Trail.

- Identify locations for the installation of public art in Eckington. Include public art in any new development or redevelopment to celebrate Eckington’s identity.
- Once current uses are no longer needed in the existing buildings or can be included in redevelopment plan, create a “neighborhood-defining place” for Eckington at the location of the former Emery School buildings and site by adaptively reusing the old Emery School building and creating a long-term future reuse and redevelopment project. **See Fig. 4.9.** Project elements should include:
  - Extend Randolph Place NE and connect it to First Street NE, creating a complete block.
  - Include neighborhood-scale retail, residential, a park/green space, public spaces, community amenities, and LID and sustainable stormwater management.
  - Include an architectural feature, public art, and a neighborhood gateway sign to identify the Eckington neighborhood.
  - Create physical connections to the Harry Thomas Recreation Center, the McKinley Tech campus and a green connection to North Capitol Street along Lincoln Road.



Harry Thomas Recreation Center Playground

## PARKS, GREEN SPACE

- 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 Eckington and Bloomingdale.
- Develop a dog park in Eckington and engage in a dialogue with the owners of the cemeteries north of Eckington about the potential to allow dog walking.
- Create a coordinating committee to develop a policy regarding shared access to McKinley Tech school facilities for public use and recreation.
- Implement Low Impact Development (LID) opportunities from DDOT’s Mid City East Livability Study.

## CONNECTIVITY

- Extend or reestablish the DC street grid with any future public or private development or redevelopment including Randolph Place NE between North Capitol Street and First St. NE in Eckington.
- Work with McKinley Tech to explore creating terracing stair connections to the McKinley Tech campus from surrounding sidewalks at walled areas to improve connectivity to and from the school for students and public.

- Improve wayfinding to the Metropolitan Branch Trail; add vegetation, lighting, and public art to improve aesthetics, enhance safety, and encourage increased use.
- The DDOT Livability Study includes recommendations for improvements at Eckington Place NE and Florida/North Capitol St/Q St./Lincoln Rd.

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

- 2nd Street NE
- 4th Street NE
- R Street NE
- T Street NE
- Lincoln Road

Please see the Mid City East Livability Study for full details.

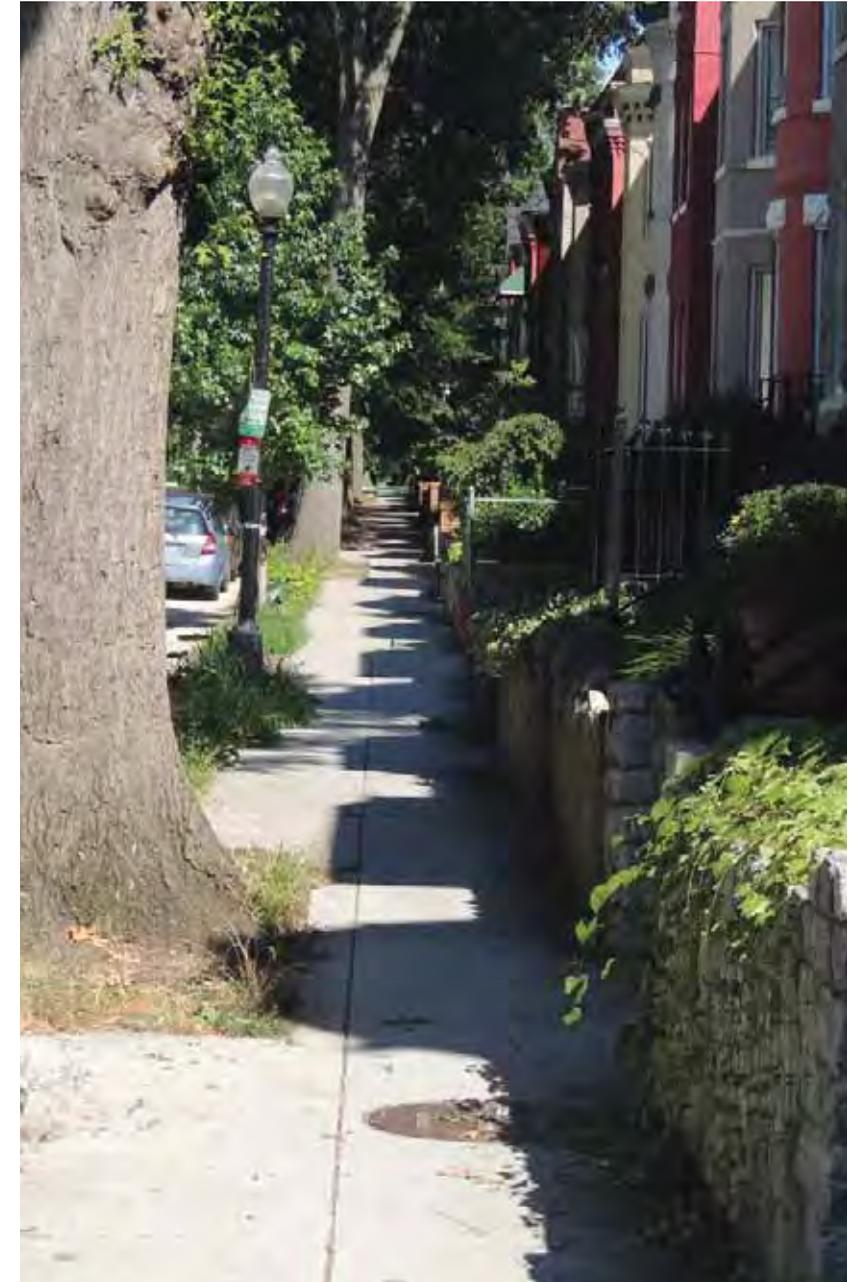


Spring in Mid City East

## STORMWATER MANAGEMENT

Intervention	Specific Location
Curb Extension/Bioretention Planters - Curb extension planters would be well suited for intersections at the bottom of steep hills, capturing and slowing down fast-moving stormwater. First phase opportunities include:	<ul style="list-style-type: none"> <li>• 4th Street at intersections with U, V, and W Streets NE</li> <li>• 3rd Street at intersections with T Street, Seaton Place, S Street and Randolph Place NE</li> <li>• 2nd Street at intersections with T Street, Seaton Place, S Street and Randolph Place NE</li> </ul>
Tree Box Bioretention Planters - Streets with wide enough sidewalks and that lack mature trees may be good candidates for tree box planters. Streets to focus on include:	<ul style="list-style-type: none"> <li>• 3rd Street between Florida and New Jersey Avenues NW</li> <li>• 4th Street between Richardson Place &amp; R Street NW</li> <li>• 4th Street between Q and P Streets NW</li> <li>• New Jersey Avenue in discreet locations between Florida Avenue and P Street</li> <li>• Street between 4th and 5th Streets NW</li> <li>• Street between North Capitol Street and First Street NW</li> <li>• N Street between North Capitol Street and First Street NW</li> </ul>
Rain Gardens - Opportunities include:	
Permeable Paving - Permeable paving is most appropriate in alleyways throughout this neighborhood. Almost all of Eckington's alleys are paved with heavily patched asphalt. 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.	
Impervious Surface Removal - Few places for impervious surface removal exist with the exception of the northeast corner of U Street and Summit Place.	
Tree Infill - Any places identified as places for tree box planters may also qualify for conventional street tree plantings.	

\* Source: DDOT's Livability Study



Typical Eckington Neighborhood View

# Sursum Corda

Sursum Corda lies within the Northwest One planning area and is generally bounded by First Street NW to the west, M Street NW to the north, First Place NW to the west, and L Street NW to the south. It consists of 199 housing units constructed as an experiment in cooperatively managed low-income housing in 1968. In 2005, the District of Columbia created the Northwest One Redevelopment Plan as part of its “New Communities” initiative for neighborhood rehabilitation, and that effort has resulted in many improvements to the area including new housing, and a new library and recreation center complex.

Today, members of the cooperative are actively working on a higher density redevelopment plan for



Fig. 4.10 Sursum Corda Keymap

Sursum Corda that would increase the number of housing units on site, and create a mix of additional uses including retail and commercial. The District would like to retain or increase affordable units on the site as part of that redevelopment. The site is adjacent to higher density development across North Capitol Street to the east (NoMa) and in the Mount Vernon Triangle district to the west, making it reasonable to adjust the land use designation to allow for greater density and height at the site. This would enable co-op members to retain affordable units as part of the redevelopment effort.

Sensitivity to lower density buildings to the north and south suggests that the redevelopment’s massing should step down toward those existing buildings. The redevelopment also offers the opportunity to integrate sustainable design strategies including LID stormwater management, re-establish street grid, extending Pierce and L Streets, and to create a significant green/park space and other amenities for community use.

## NEIGHBORHOOD CHARACTER

The Sursum Corda area experienced a prolonged period of decline in the first half of the twentieth century and was redeveloped in the 1960s as an “urban village”-style public housing project as part of urban renewal efforts. While some existing fabric was demolished for the construction of the Sursum Corda housing project, traces of the neighborhood’s development in the 1890s were retained and are existent today. These resources include the M Street School, the Augusta & Louisa Apartment Buildings, and the Chesapeake and the Potomac Telephone Company Warehouse. While the historic resources in the area are limited, additional signage and connections to heritage trails in adjacent historic

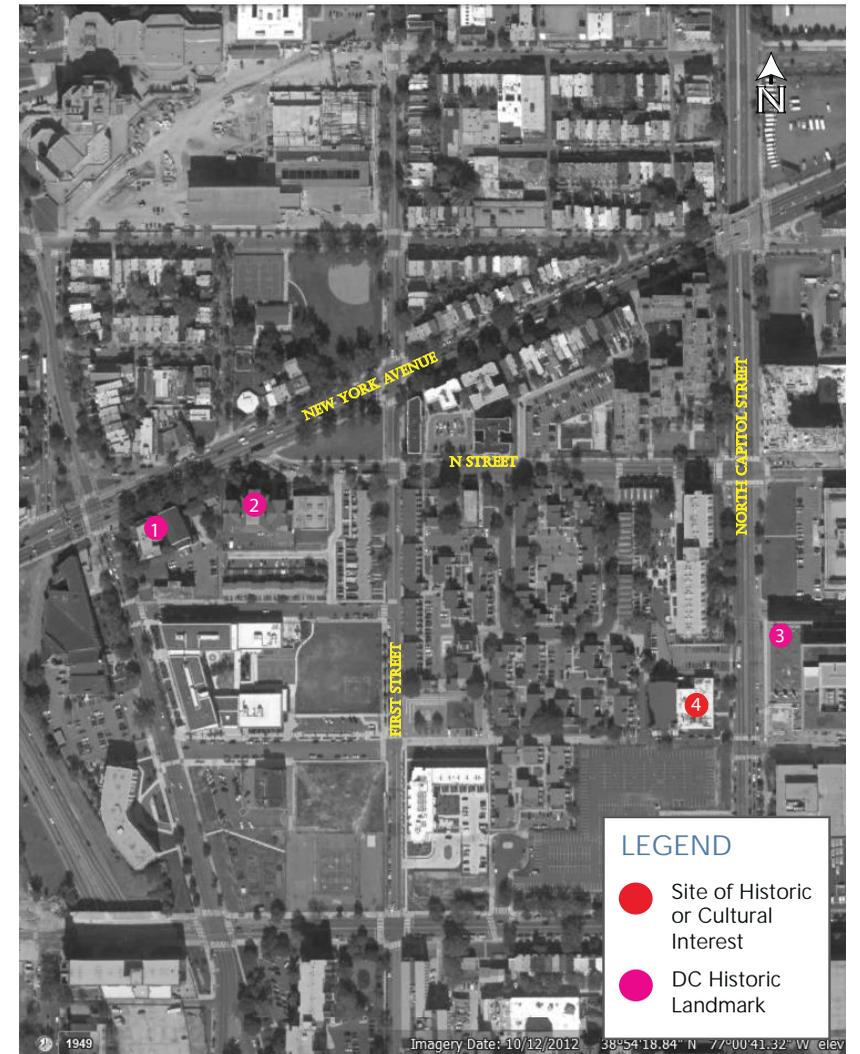


Fig. 4.11 Sursum Corda Historic Resources Locations

**Historic Resources**

1. AUGUSTA & LOUISA APARTMENTS, 1900-1901
2. PERRY (M STREET) SCHOOL
3. CHESAPEAKE & POTOMAC TELEPHONE CO., 1900-1901
4. MOUNT AIRY BAPTIST CHURCH, 1926-1929

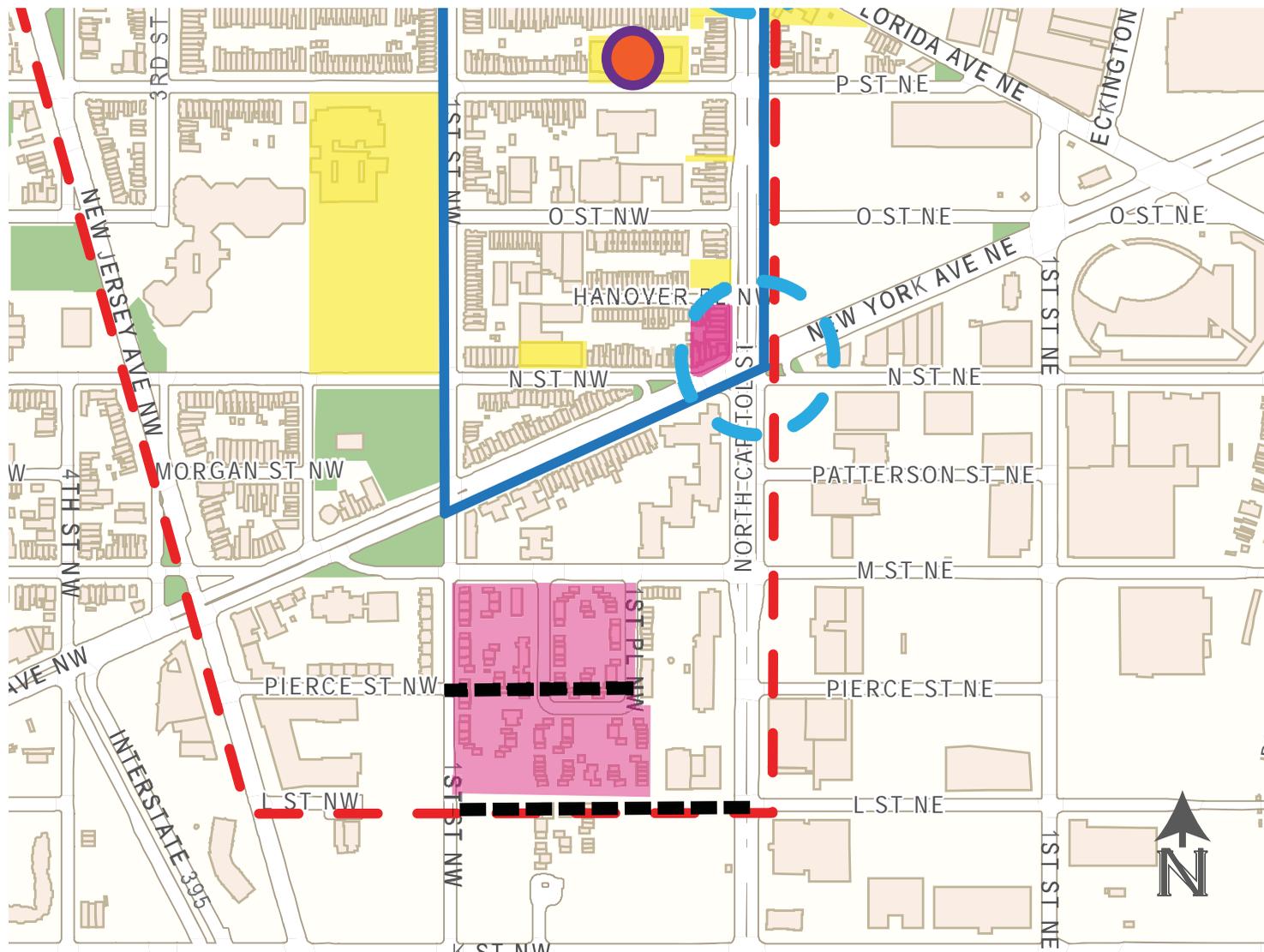


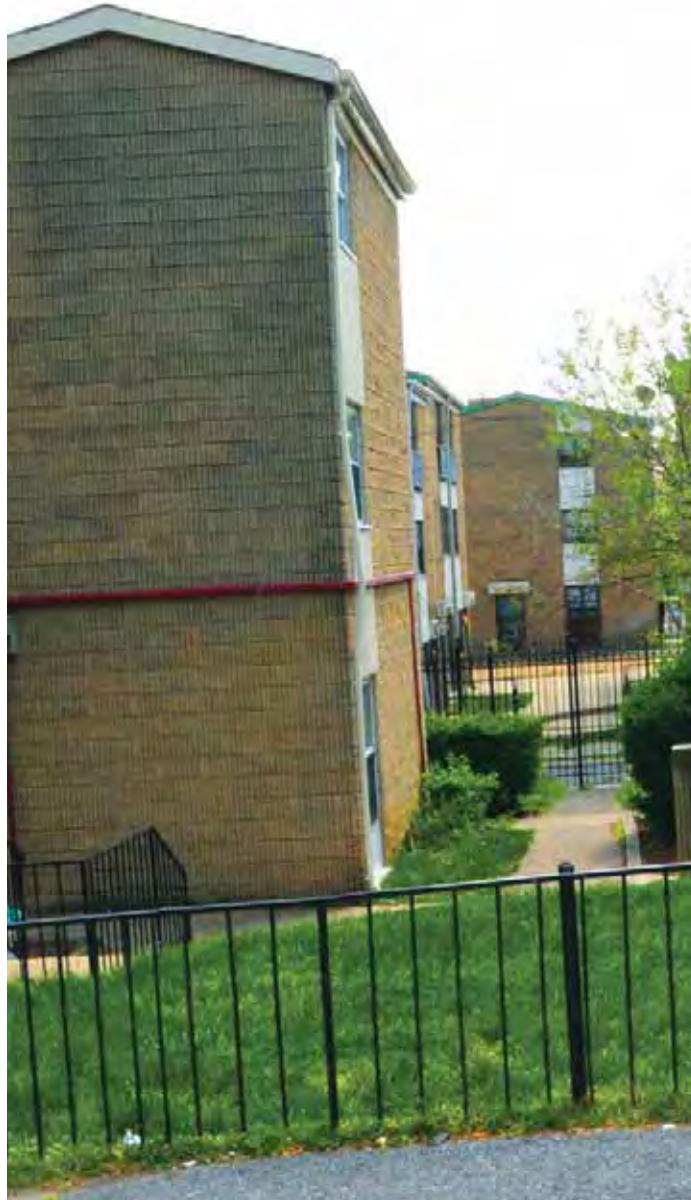
Fig. 4.12 Sursum Corda Revitalization Opportunity Map



neighborhoods can promote the sites and establish a historic context for the neighborhood. Fig. 4.11 shows existing and potential historic landmarks.

## COMMERCIAL REVITALIZATION, REDEVELOPMENT

- Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood through:
  - The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% AMI (\*BE1.1, BE2.5); and
  - The addition of market rate units that will represent at least 66 percent of the total units developed on site.
  - Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW.
  - Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
  - Include sustainable development components such as green/park space and other community amenities. See Fig. 4.12.



Sursum Corda Co-operative

## NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM

- Maintain existing and plant additional street trees throughout throughout the Sursum Corda area where needed.
- Identify a Sursum Corda area neighborhood groups and civic association interested developing strategies for maintaining streetscape and sidewalk cleanliness.
- Identify and restore sidewalks needing repair in the Sursum Corda area.
- Improve neighborhood alley and pedestrian lighting throughout the Sursum Corda area.
- Engage in a dialogue with MPD to potentially increase police presence at identified problem areas including parts of North Capitol Street.
- Identify locations for and the installation of public art within the Sursum Corda area. Include public art in new development or redevelopment. **See Fig. 4.12.**

## PARKS, GREEN SPACE AND STORMWATER

- Consider adding entries to the New York Avenue Playground at to encourage increased neighborhood access and use, and identifying opportunities for safe, multi-generational design and programming.
- Establish a local “Friends of...” groups that would be responsible for making enhancements and maintaining features of NPS-owned triangular parks. Incorporate LID stormwater

management techniques such as bioswales and rain gardens.

- Incorporate community gardens on appropriate redevelopment sites with new parks and green spaces.
- Establish a coordinating committee to explore allow public access to Dunbar High School’s new recreational and sports facilities for neighborhood residents during designated days and times.
- Ensure that redevelopment in Sursum Corda supports sustainability and contributes to flood-mitigation efforts.
- Support opportunities to implement LID stormwater strategies including DDOT’s Livability Study recommendations.

## CONNECTIVITY

- Extend or reestablish the DC street grid with any future public or private development or redevelopment including Pierce Street and L Street NW. **See Fig. 4.12.**
- The DDOT’s Livability Study includes recommendations improvements to walkability, safety, and connectivity at New York Avenue/ North Capitol Street/ N Street.

The DDOT Livability Study prioritizes First Street NW as a pedestrian street in need of traffic calming as a result of high pedestrian activity.

Please see the Mid City East Livability Study for details.

# SURSUM CORDA NEIGHBORHOOD PROFILE

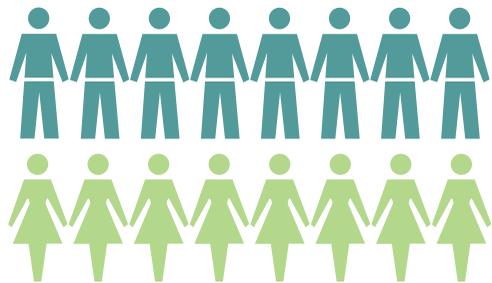


\$220,000<sup>1</sup>  
Average Home  
Sales Price



\$16,527<sup>2</sup>  
Median Income

## GENDER<sup>2</sup>



Male  
43.6%

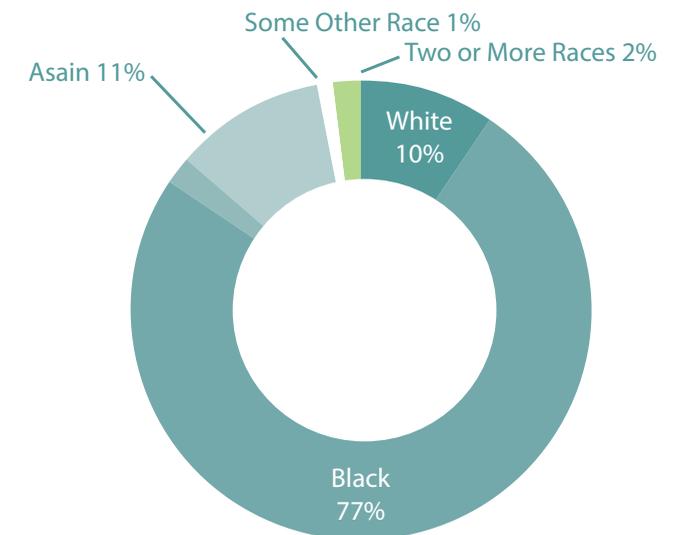
Female  
56.4%

## MEDIAN AGE<sup>2</sup>



31.9

## ETHNICITY<sup>2</sup>



1 - Source: DC OTR, Real Property Sales Database

2 - Source: ESRI Business Analyst