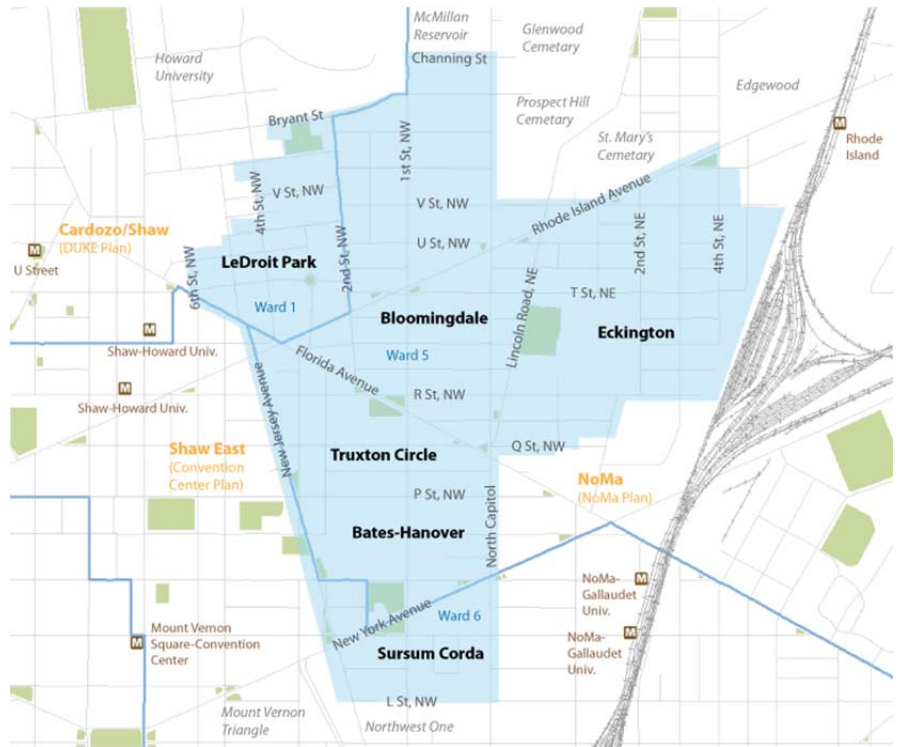


Mid City East Plan:

For the neighborhoods of North Capitol, Florida Avenue and Rhode Island

The objective of the Office of Planning’s (OP’s) *Small Area Plan* is to revitalize North Capitol Street, Rhode Island Avenue, New Jersey Avenue, New York Avenue and Florida Avenue as thriving retail and pedestrian-friendly corridors, and preserve the individual character of adjoining neighborhoods. Concurrently, the District Department of Transportation (DDOT) is initiating a *Livability Study* to improve pedestrian and bike safety, transit and vehicular flow in the area. OP, DDOT and a consultant team will work with agencies, community members, property owners and businesses to:

- Realize the collective goals of the planning area, stitched together by major corridors – and develop revitalization, neighborhood conservation, land use, transportation, zoning and public realm recommendations that will improve the quality of individual neighborhoods.



The Study Area is intricate with many common assets like unified neighborhoods, affordable housing, school facilities, as well as challenges like underutilized sites, auto-dominated corridors, increasing housing costs, and limited open spaces

Goals

The goal of the *Mid City East Plan: For the neighborhoods of North Capitol, Florida Avenue and Rhode Island* is to provide public and private stakeholders a revitalization and neighborhood conservation strategy in order to:

Renew commercial corridors and enrich physical connections:

- Improve the urban design character through future infill and renovation
- Increase opportunities for struggling retailers to improve their business and attract new customers and improve retail vitality
- Improve the public realm, as a safe place for bicyclists and pedestrians alike

Support neighborhood conservation and revitalization:

- Increase the quality of open spaces, creating lively and safe environments for residents
- Advance development opportunities for underutilized sites, both public and private
- Preserve affordable housing options and quality housing stock
- Retain and reinforce neighborhood character



North Capitol Street, near Florida Avenue



Eckington

Scope

Based on an initial review of existing plans, studies and reports, OP's *Small Area Plan* and DDOT's *Livability Study* will include the following components:

- **Market study**, retail analysis and commercial assessment, utilizing OP's Vibrant Retail Streets Toolkit to develop a commercial revitalization strategy
- **Identification of key redevelopment sites**, including analysis of District-owned properties and key privately-owned properties that are underdeveloped and/or underutilized
- **Land use and zoning analysis**, with urban design guidelines
- **Historic resource assessment** that identifies potential historic landmarks and includes a broad overview of potential historic neighborhoods evaluated in terms of common building types, emphasizing general neighborhood-level research and assessment
- **Public realm, parks and open space assessment** – including potential low impact development (LID) strategies
- **Near-term infrastructure assessment** to improve pedestrian safety, transit and vehicular flow
- **Creative stakeholder engagement** methods, including early implementation activities and ongoing marketing and outreach materials

Timeline

Stakeholders and the public will be engaged through the following planning phases:

- 3/2013: Plan Intro & Goals
- 5/2013: Existing Conditions Analysis
- 7/2013: Options & Draft Recommendations
- 9/2013: Recommendations & Implementation Strategy
- 12/2013: Draft Final Plan Report for Public Comment
- 5/2014: Council Adoption

For more information, contact:

Joyce Tsepas, joyce.tsepas@dc.gov (202.535.1556) or
Debbie Crain, deborahcrain.kemp@dc.gov (202.442.7615)

February 2013



LeDroit Park



Government of the District of Columbia
Vincent C. Gray, Mayor

