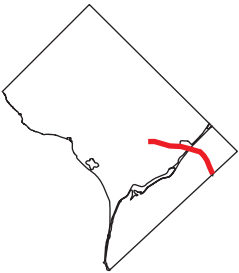


This page intentionally left blank

# Study Area 2 Anacostia Avenue to 42nd Street NE



## Introduction & Vision

This portion of the corridor runs from Anacostia Avenue across the viaduct spanning I-295 to 42nd Street, NE. It varies tremendously from end to end, with light and heavy industrial uses, a major retail center, Metro and highway access, major park space, a currently vacant public library, and recreation opportunities at a Boys & Girls Club. The portion west of I-295 in the River Terrace neighborhood has major potential for complete redevelopment. East of I-295 is already brewing with activity, including major improvements to the East River Shopping Center and great potential at other corners of the Benning Road/Minnesota Avenue intersection, the heart of “downtown” Ward 7. Further east the corridor provides major green space and recreation opportunities. I-295 acts as a serious barrier between these two sections of the corridor, and there is a critical need to improve pedestrian and vehicular traffic over the viaduct. The broader vision for this area includes:

- Total redevelopment of the commercial land on the south side of Benning Road between Anacostia Avenue and Kenilworth Avenue. This development takes full advantage of existing zoning. It fronts and helps define the street and includes mixed-income housing to boost the demand for retail in the physically isolated River Terrace neighborhood. It serves as a transition between the neighboring industrial and residential uses.
- Industrial land on the north side of Benning Road is redeveloped with office space and green space fronting Benning Road and industrial uses located behind, to serve as a buffer for the River Terrace community to the south.
- New, very locally-serving retail and service businesses such as medical offices are situated on ground floors with residential above.
- Improved connections and signage make access to the Anacostia Waterfront and surrounding parklands safer and more obvious for pedestrians and bicyclists.
- Ft. Mahan Park is an active and beloved green space for the community, with good signage, lighting, and recreational uses.
- A redeveloped East River Shopping Center, surrounding retail at the intersection of Benning Road and Minnesota Avenue, and a new public library serve as a convenient, walkable and Metro-accessible “downtown” for all of Ward 7.
- The Boys & Girls Club and police substation are the center of community life for surrounding neighborhoods, and serve as places for residents to gather, recreate and learn together.
- Improved streetscaping and intersection crossings make the entire corridor safer and more attractive for pedestrians, and soften the barrier of I-295, while new streetcars will make it easier to access shopping areas.

What follows is a description of the existing conditions in the study area, an analysis of existing zoning, and recommendations for opportunity sites.

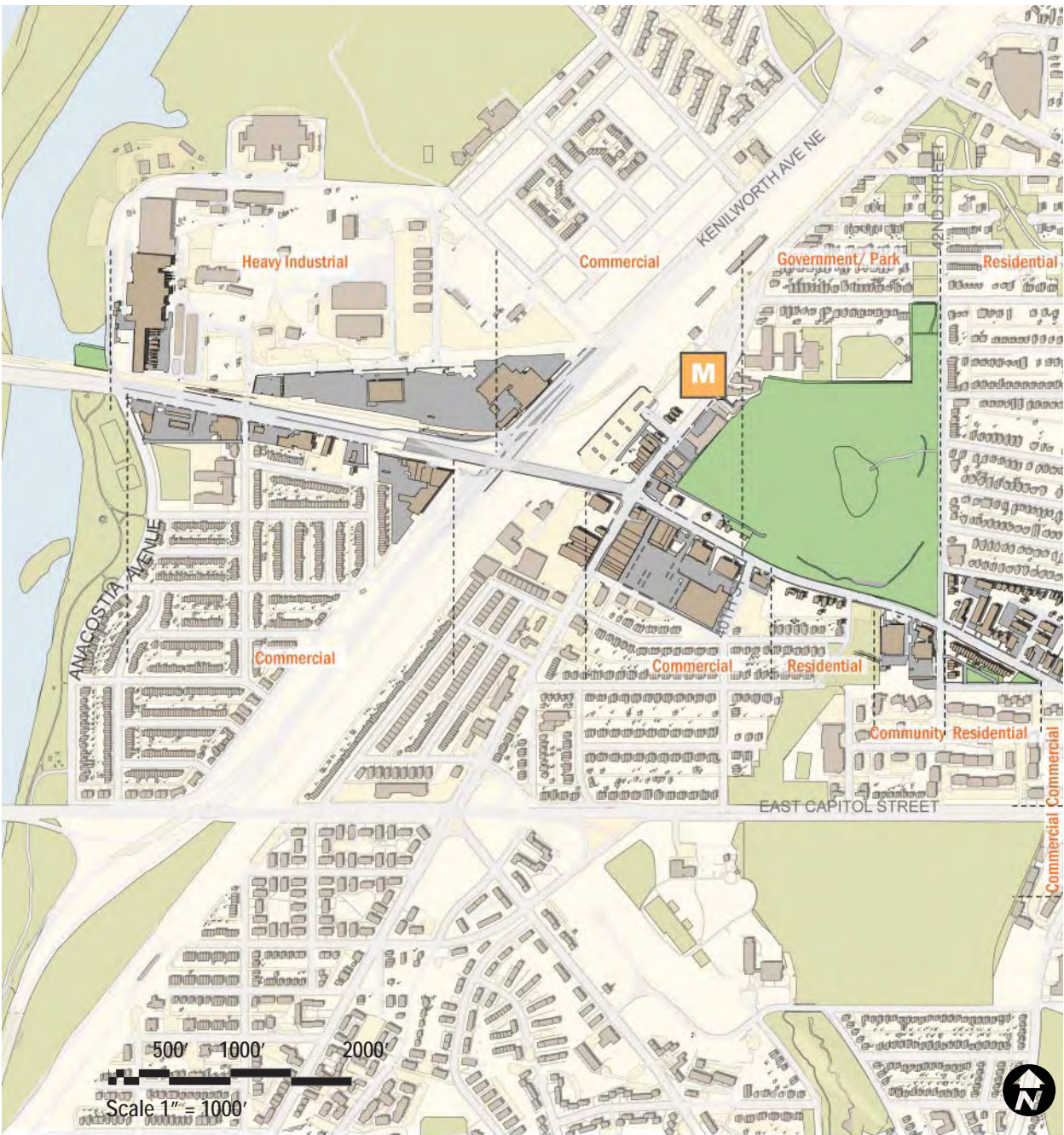
### Anacostia Avenue NE to Minnesota Avenue NE

This zone is characterized by large industrial areas which include the Pepco Power Plant and the trash transfer station immediately to the north of Benning Road and commercial uses to the south of Benning Road. The existing adjacent area includes marginal commercial uses and poorly organized industrial uses. To the west of the intersection of Benning Road and Minnesota Avenue, exit ramps connect Benning Road to I-295. The Metro Orange line runs parallel to Benning Road Minnesota Avenue Metro stop is located to the north of the intersection. To the south of the commercial strip are the River Terrace neighborhood and the River Terrace Elementary School. Overall this zone can be characterized as industrial, composed of features like intersecting traffic lanes, underpasses, and overhead transit lines.

### Minnesota Avenue/Benning Road Intersection

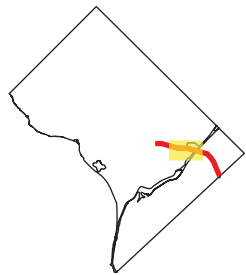
The Benning Road and Minnesota Avenue NE intersection is an important junction because of its proximity to the Metro rail stop. There are numerous empty lots in the vicinity and currently it is a poorly organized commercial district, however, there is tremendous potential for transit oriented development in the area. In addition, this intersection has potential to develop into an anchor point distinguishing the Benning Road corridor’s industrial character in the west from the residential/retail type character in the east.

Figure 4.8- Study Area 2





Study Area 2 Anacostia Avenue to 42nd Street NE



Minnesota Avenue/Benning Road Intersection (continued)

The Deanwood Strategic Development Plan, also completed by the Office of Planning in 2008, presents a compelling vision for this intersection as a dynamic neighborhood center featuring new residential, retail, office, and civic components. Development here will be catalyzed by the District Government’s investment in the Minnesota/Benning Government Center, which is scheduled to be completed in 2010

Minnesota Avenue NE to 42nd Street NE

This is a small stretch lined with commercial/retail type uses and a few older multi-family residential buildings. The surrounding neighborhoods are generally income-constrained and the pockets of retail are in poor condition from exterior visual inspection. With a predominantly commercial/retail character, this zone has the potential to provide additional retail supported by improve housing and increase neighborhood services which will consequently improve the public realm and streetscape.

Zoning

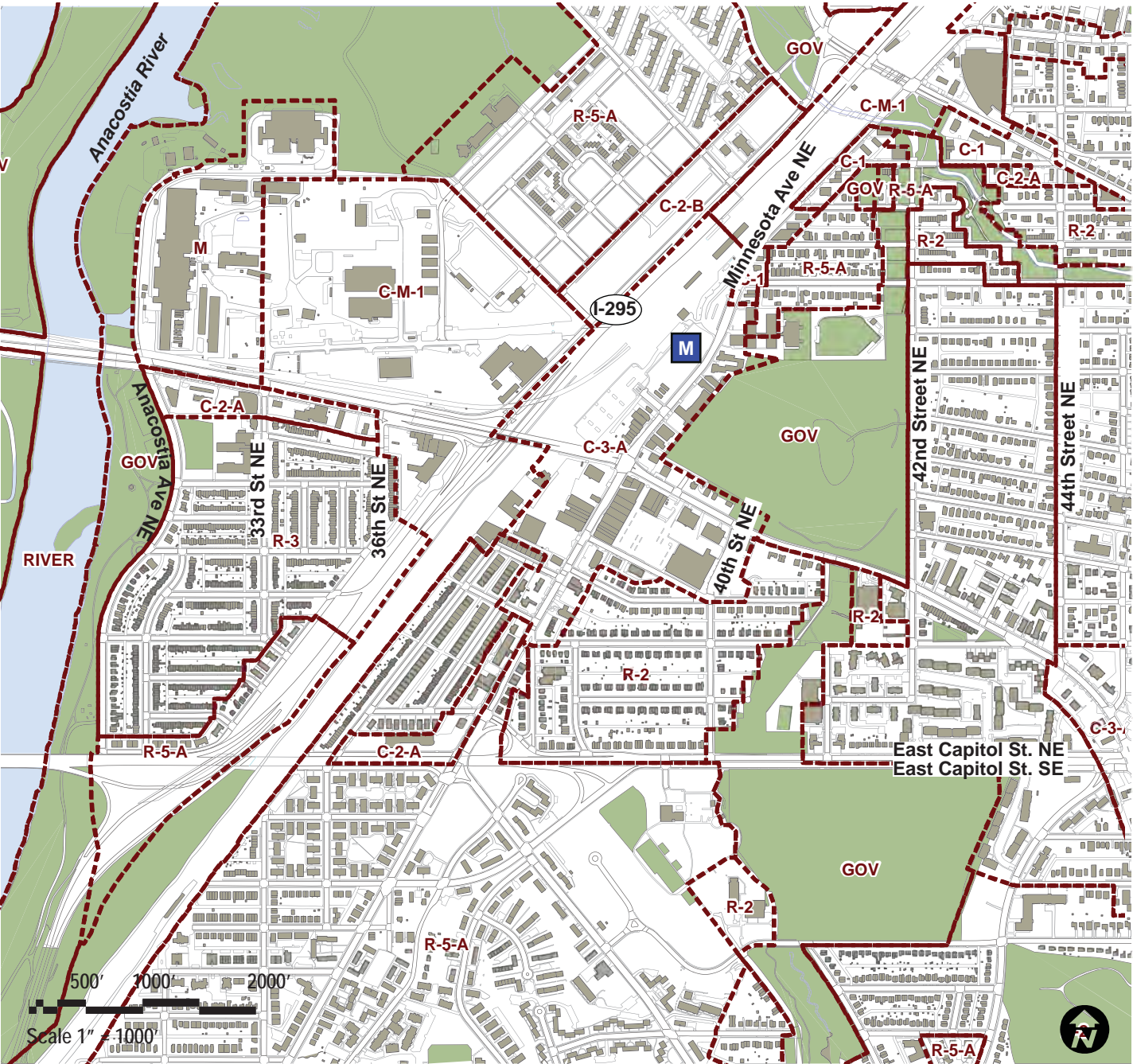
Figure 4.9 shows zoning categories for Study Area 2. A description of the zoning codes is provided in the adjoining table.

The areas immediately along the Benning Road corridor in Study Area 2 are zoned low bulk commercial and light manufacturing. Peripheral zoning is low and medium density community business center and residential in some parts.

The zoning densities along Benning Road in Study Area 2 allow for tremendous commercial/retail and office type opportunities. Supported by two adjacent Metro stops, the zoning allows for transit oriented development opportunities along majority of the Benning Road in this Study Area. Peripheral residential zoning will allow for increased density and improvements in the residential clusters which will in turn support some of the retail and community business center type uses along the corridor.

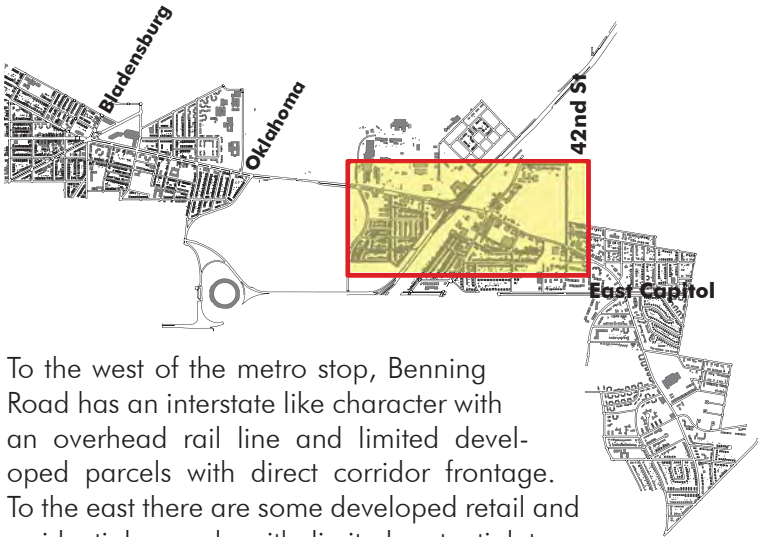
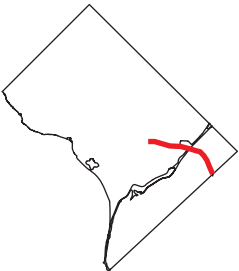
Zoning	Code Description
C-1	Neighborhood Shopping
C-2-A	Community business center-low moderate density
C-2-B	Community business center-medium density
C-2-C	Community business center-high density
C-3-A	Medium bulk major business and employment
C-3-B	Medium bulk major business and employment
C-3-C	High bulk major business and employment
C-4	Central business district
C-5	(PAD) Pennsylvania Avenue Development
C-M-1	Low bulk commercial and light manufacturing
C-M-2	Medium bulk commercial and light manufacturing
C-M-3	High bulk commercial and light manufacturing
CR	Mixed residential, retail, offices & light industrial uses
M	General industry
R-1-A	Single family detached dwellings
R-1-B	Single family detached dwellings
R-2	Single family detached dwellings
R-3	Row dwellings and flats
R-4	Row dwellings and flats
R-5-A	Low density apartments
R-5-B	Moderate density apartment houses
R-5-C	Medium density apartment houses
R-5-D	Medium-high density apartment houses
R-5-E	High density
SP-1	Medium density residential/limited office
SP-2	Medium density residential/limited office
W-1	Low density mixed residential-commercial
W-2	Medium density mixed residential-commercial
W-3	High density mixed residential-commercial

Figure 4.9- Study Area 2 Zoning Map





Study Area 2 Anacostia Avenue to 42nd Street NE



To the west of the metro stop, Benning Road has an interstate like character with an overhead rail line and limited developed parcels with direct corridor frontage. To the east there are some developed retail and residential parcels with limited potential to accommodate new growth. While overall study area 2 forms more of a transition leg between study area 1 and 3 and thus presents challenges to redevelopment, a few opportunity sites near 42nd Street NE and Benning Road intersection provide opportunities for the development of community facilities.

Building upon the existing assets in the vicinity, the node can be developed into a community center. Most of the land around the Boys and Girls Club is surface parking, which provides open space for redevelopment of a large community center that could hold the existing club as well as other community facilities and meeting space. Revenue generating and self sustaining community uses can be identified for that node. At present, most of the community meetings in the neighborhood are held at a local church. Across from the Boys and Girls Club parcels, a corner opportunity exists for small-scale retail with associated parking.

Opportunity Site 2A, 2B, 2C, & 2D

These sites are located across the street from the Benning Road Pepco facility, between Anacostia Avenue and Kenilworth Avenue. Current uses on the sites include the Chateau nightclub, two liquor stores, a small strip mall, car service and filling stations, surface parking lots, etc. There is about 317,000 square feet of developable land with direct frontage onto Benning Road. These sites abut the River Terrace community to the south. River Terrace is physically isolated from all other surrounding neighborhoods, situated, as it is, between the Anacostia River, I-295, East Capitol Street (which takes on a highway quality at that point, and does not connect to local River Terrace streets), and Benning Road and the Pepco facility. Any redevelopment at these sites is limited by this isolation, and is therefore likely to occur in the longer term of 10-15 years or more. Development here should include mixed-use development consisting of retail and small office. Planned transportation initiatives, including new streetscaping, improved access over the viaduct and eventual streetcars will make it much easier for people outside River Terrace to utilize new retail and services there, and therefore make redevelopment more viable.

One major public amenity desired by the residents of River Terrace is an inter-generational recreation center. Such a facility should be considered for this site, assuming that it can attract and support enough residents from other surrounding neighborhoods to make the project financially feasible and effective. This largely depends on future transit options for the corridor.

Figure 4.10- Study Area 2 Opportunity Sites Aerial Photo- 35th Street NE

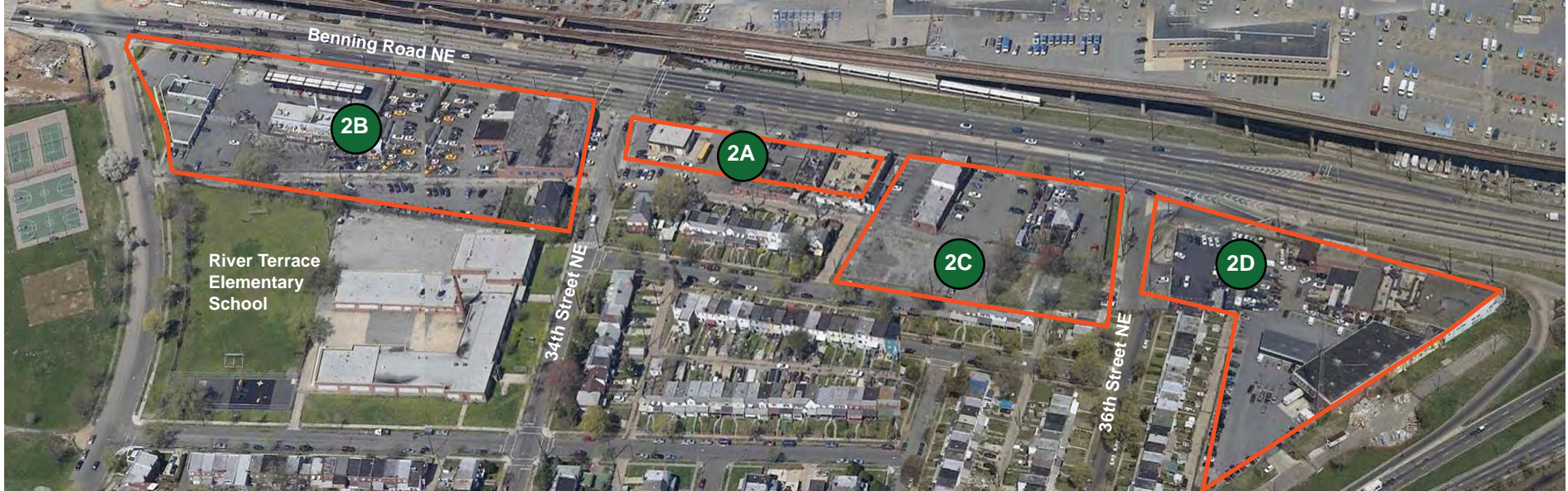


Figure 4.11- Study Area 2 Opportunity Sites 2A-2D



2A 3423-3435, 3443 Benning Road NE



2B 3401 Benning Road NE



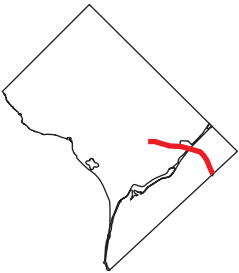
2C 3445 Benning Road NE



2D 4110-4103 42nd Street NE



Study Area **2** Anacostia Avenue to 42nd Street NE



**Opportunity Site 2E, East River Shopping Center**

A private developer has recently acquired the East River Shopping Center located at the intersection of Minnesota Avenue and Benning Road. This area includes commercial buildings that are built to the street, providing the feel of an urban shopping district. With close proximity to the Minnesota Avenue metro station, this area can benefit from transit-oriented development, which has already begun to emerge with the development of the Government Center located on Minnesota Avenue. Future plans for the area recommend that the Benning/Minnesota node be marketed as a destination district with civic, shopping, and entertainment uses.

This opportunity site overlaps with an area also covered by the Deanwood Strategic Development Plan. Any new development around the intersection of Benning Road and Minnesota Avenue should be consistent with this plan as well as the Benning Road Redevelopment Framework. Below are the general guidelines from the Deanwood Strategic Development Plan for this area. Please reference that plan for more specific information on portions of the area that present opportunities for redevelopment. It is recommended that Minnesota Avenue be marketed as a destination district with civic (e.g., Government Center, post office, school, health facility, and related offices), shopping, and entertainment uses. The district should also include housing to take advantage of the walkability to transit and shopping. The recommended business mix includes:

- Apparel & accessories
- Furniture & home furnishings
- Sit-down Restaurants & outdoor cafes
- Culture & entertainment - Dance / Performance Center in Senator Theater
- Specialty stores such as sporting goods
- Banks & financial services
- Health & medical services
- Professional services
- Real estate services
- Civic space & park amenities

**Opportunity Site 2F**

The site is located across from the Fort Mahan Park, along Benning Road between 41st Street NE and 42nd Street NE. It presents a great link in the Fort Circle Park system that should be preserved and enhanced. Current uses on the site include a Boys and Girls club and associated parking. A thick tree cover exists towards the south that continues along the residential neighborhoods and joins the Fort Chaplin Park. There is about 49,000 sq.ft. of developable land available on this site with direct frontage onto Benning Road and 41st Street NE.

Opportunity site 2F is surrounded by residential neighborhoods and existing community uses like the church and the police station, all of which should be preserved. Additionally, there are existing community uses like the Boys and Girls club that exist on the site. The opportunity site combines numerous existing vacant parcels around the club to provide ample vacant space than can be used to expand the club into a community center for the Benning Road neighborhoods. The current zoning in the area is GOV (Government) and R-2 (Single Family Detached Dwellings) allowing for single family detached residential development. Community Center type uses are not allowed in these zones. A zoning change to R-1 residential or a mixed-use zone would allow such a use as a special exception with prior approval from the Board of Zoning Adjustments. The GOV zoned parcels might also need a zoning change to mixed-use if the community center requirements need to develop non open space type used on those parcels. In the long term, the community use can be expanded to include more mixed-use type development including residential, small retail, and minimal office type uses.

Figure 4.12- Study Area 2 Opportunity Sites 2E-2G



Figure 4.13- Study Area 2 Opportunity Sites 2E-2G



**2E** East River Park Shopping Center



**2F** 4110-4103 42nd St NE



**2G** 4202 Benning Road NE