



NEIGHBORHOOD INVESTMENT FUND
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF THE DEPUTY MAYOR
PLANNING AND ECONOMIC DEVELOPMENT



 **H Street
Investment Plan**

Mayor Adrian M. Fenty

**Office of Planning
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introduction



All photos in this document were taken by the Office of Planning unless otherwise noted.

A Vision for Targeted Community Investment

The Neighborhood Investment Fund (NIF) is an annual non-lapsing, revolving fund to finance economic development and neighborhood revitalization in 12 target neighborhoods. Created by the District of Columbia Council in 2004, the NIF was designed to provide a pool of resources to support investment and revitalization in emerging and distressed neighborhoods. Moreover, the Council envisioned NIF as contributing to a broader economic development tool kit to achieve a critical mass of investment needed to make a significant and visible impact in its target neighborhoods.

To that end, the District of Columbia Office of Planning in partnership with the NIF Program's implementing agency, the Office of the Deputy Mayor for Planning and Economic Development, worked with community stakeholders in each target area to develop an investment plan. The target area investment plan is designed to identify community priorities for NIF investments and to set an investment agenda for NIF resources over a five year period.

The H Street Target Area Investment Plan presents an overview of the NIF program, a background of the target area, description of the planning process, and the resulting investment goals and strategies. Significant community engagement through public meetings with a variety of community stakeholders was integral to the development of the plan. These partnerships, fostered through the planning process, are essential to the implementation of the investment plan, as many strategies can only be realized through community driven projects.

Creating the Fund

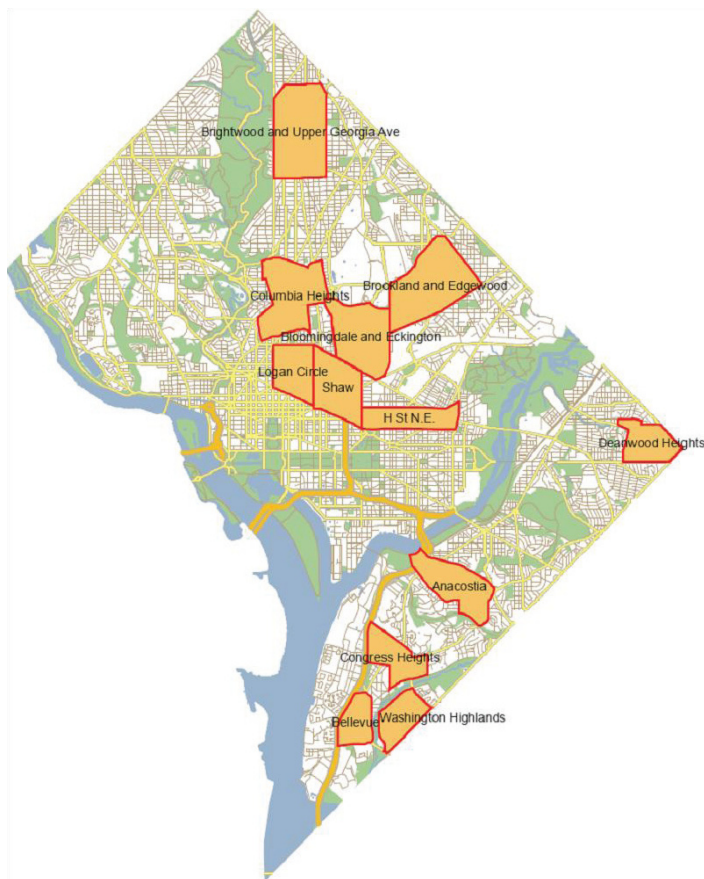
The District's economic boom, which began in earnest in 2000, brought significant public and private investment to Downtown Washington. According to the Washington DC Economic Partnership, over \$13 billion dollars has been invested in projects completed since 2001 in Wards 2 & 6 (primary Downtown DC

area) with another \$29 billion invested in projects under construction, planned or proposed. This investment has spurred a renaissance in the physical development of the city and also a transformation of the District's reputation in the region, across the country, and throughout the world.

Despite rapid changes downtown and in the adjacent neighborhoods of Penn Quarter, Gallery Place, and Logan Circle, the majority of the District's neighborhoods, especially those East of the River, have been largely untouched by this growth. This well documented period of uneven growth created a multitude of consequences from rapid escalation of housing costs, loss of affordable housing stock, and further concentration of poverty in distressed neighborhoods of the District. The Neighborhood Investment Act was created in this context of raising the profile and importance of investing in District neighborhoods - its people, places, and assets.

The Neighborhood Investment Act of 2004 (NIA), which established the NIF program, was created out of several pieces of similar legislation proposed in 2003 to provide resources for targeted neighborhood investment. The initial thrust for creating a targeted investment program grew from community organizing around making neighborhoods a top city priority and paralleled similar efforts such as the Strategy Neighborhood Investment Program developed by the Williams Administration. The Washington Interfaith Network was integral in advocating that the Council and the Williams administration place "Neighborhoods First."

The NIA legislation created a non-lapsing, revolving fund outside of the General Fund, called the Neighborhood Investment Fund (NIF). The NIF is funded through an annual appropriation of 17% of a personal property tax, not to exceed \$10 million. The NIA mandates that the Mayor prepare and submit to the Council an annual spending plan for how the NIF will be utilized in the 12 neighborhood target areas designated in the NIA. The District of Columbia's Office of the Deputy Mayor for Planning and Economic Development is charged with implementing the Neighborhood Investment Fund program and the requirements of the NIA.



Neighborhood Investment Fund (NIF) Target Areas

Source: Office of Planning

The target areas defined in the NIA legislation were selected by the Council because of their status as emerging or distressed neighborhoods where targeted investment would have maximum impact. There are NIF target areas in every Ward, except Ward 3. They include: Anacostia, Bellevue, Congress Heights, and Washington Highlands in Ward 8, Deanwood/Deanwood Heights in Ward 7, H Street in Ward 6, Brookland/Edgewood and Bloomingdale/Eckington in Ward 5, Brightwood/Upper Georgia Avenue in Ward 4, Logan Circle and Shaw in Ward 2, and Columbia Heights in Ward 1. Subsequent amendments to the NIA in 2007 have expanded the Columbia Heights and Deanwood Heights target areas. A map of the NIF target areas can be found in the Appendix of this plan.

One of the requirements of the NIA legislation is for the Mayor to develop NIF Investment Plans for each of the target areas using input from community stakeholders including the Advisory Neighborhood Commissioners, residents, business owners, faith community, not for profit organizations, among other

groups. The purpose of the Investment Plan is to set community priorities for how the NIF funds should be utilized in the target area over a five year period. The Investment Plan, which is the subject of this report, fulfills the legislative requirement for the H Street target area.

Operating the Fund

Each year the Mayor submits a spending plan to Council outlining how the annual appropriation of NIF funds will be utilized in the 12 target areas. The funds are intended to be used on projects that realize the goals of economic development and revitalization in the target areas. The spending plan can feature a diverse range of projects that will make significant investments in the areas of economic development, community facilities, housing, education, job training and development. NIF also facilitates creative partnerships among District agencies, the non-profit sector and the private sector. Currently, there are five funding programs supported by the NIF that provide grant and loan assistance for a range of projects. They include: Neighborhood Grants Program Target Area Project Grant, Predevelopment Grant Fund, Land Acquisition Predevelopment Loan Fund, and NIF Government Projects. Future fiscal year spending plans may include these programs or replace them with other initiatives that meet the goals of the NIF program.

Typically, the Office of the Deputy Mayor for Planning and Economic Development releases a Notice of Funding Availability or Request for Proposals when funding for the program becomes available. Projects are selected based on the eligibility requirements of the program, the project's public benefit, ability to leverage resources, and catalytic effects. With this investment plan, projects in the H Street target area must be supported by the community investment goals and priorities identified in this investment plan. Future investments from the NIF will ensure the expenditures are compatible with the goals of this plan and that all NIF funds are being utilized to implement its objectives.

NIF was established largely due to community organizing and its implementation relies on target area

stakeholders becoming instigators of change within their own communities. The structure of the fund empowers community stakeholder groups to apply for funding to accomplish the goals of the plan. By utilizing the funding opportunities described above, these groups truly will become partners with the District in realizing change at the neighborhood level.

Defining an Investment Agenda

Clearly not all of the goals identified in this investment plan can be or should be addressed solely by the Neighborhood Investment Fund. Many of the issues raised through the planning process are long standing structural issues that have impacted this target area for many years. The Fenty Administration is dedicated to using the broadest range of District resources to address the problems of affordable housing, local retail development, public safety, education, among other issues. Therefore, the investment plan also includes recommendations where other District resources, such as the District's capital budget, Housing Production Trust Fund, and Community Development Block Grants, could be utilized to achieve the goals of this plan. Moreover, NIF will be used to fill gaps in funding availability and applicability of existing government programs. In this context, the Fenty Administration envisions NIF as a critical tool within a comprehensive strategy to improve neighborhoods in the District.

The following section provides an overview of the H Street target area, including a demographic portrait and current revitalization initiatives.

target area background



Statistics used in this chapter were obtained from the Social Compact Drill Down Report, 2008 unless otherwise noted.

As defined by the Neighborhood Investment Fund Act, the H Street NE Target Area includes everything within 2 blocks north or south of H Street, N.E., Benning Road, N.E., and Maryland Avenue, N.E., between North Capitol Street and 17th Street, N.E. Based on these boundaries, portions of the neighborhoods of NoMa, Stanton Park, Near Northeast, Rosedale, Kingman Park, Trinidad and Carver Terrace are included. However, unlike many of the NIF Target Areas, the H Street NE Target Area focuses less on these neighborhoods, and more on the commercial corridor.



In the mid-20th century, H Street was among the District of Columbia's most attractive, safe and prosperous shopping areas. Neighboring residents and people from all over the city shopped along the street and met their daily needs for goods, services, entertainment and dining. A wide variety of shops, restaurants and offices kept H Street lively during the day, in the evening, and on weekends. As new shopping options in the suburbs became more attractive and accessible, H Street and other similar urban commercial areas started to decline in the 1960s. The riots of 1968 sped up this process, and soon afterward, H Street's status as a regional shopping draw was at an end. According to the H Street NE Strategic Development Plan (2003), 165 of the 323 existing buildings on the corridor were constructed between 1900 and 1940. Only 12 new commercial buildings were constructed between 1968 and 2003, and only three of these were taller than one story. This development has been more suburban in character,

with front or side surface parking lots, signage directed more at drivers than pedestrians, minimal ground floor display space and building materials that are not compatible with the earlier structures on the street. Newer projects under construction or planned for the corridor are more urban in nature, reestablishing a strong orientation to the street and a consistent street wall.

In 2000, the census tracts that include the H Street NE Target Area comprised approximately 15,000 residents, or less than 1% of the District's population. The racial make-up of the area was then 81% African American, 16% White and about 3% Other (US Census 2000). Much has changed in the eight years since the last Census was taken. A consultant team hired by the Office of Planning conducted in 2008 a drill down analysis of demographics in the H Street area. The area studied includes a one-mile radius around approximately the corner of H and 4th Streets, NE. The area begins about 3 blocks further west than the H Street NE Target Area boundary, and ends about 3 blocks short. Further, the 2000 Census data is for a tighter geography, consisting only of those census tracts that include portions of the H Street NE Target Area. As a consequence, the comparison with the US Census data referenced above is not a direct one. However, this drill down gives a better understanding of the demographics in and around the target area today. The total population is estimated at nearly 31,000, with over 13,500 households. Again, because of the differences in geography, this can not be viewed as a 100% increase from the 2000 Census, though we do know that there was an 8% increase in IRS returns between 1998 and 2005, suggesting an increase in the local population. The fastest growing segments of the population are young adults 15-24 years old and people over the age of 55. The racial make-up is now estimated at 77% African American, 19% White and 4% Other.

The average annual household income is about \$78,000 while the median is just over \$60,000. This suggests that several higher income households have moved to the area recently, skewing the average income higher than the median. The median household income according to the 2000 US Census was about \$39,000. Even taking into account the

differences in geography between the two data sources, incomes have clearly risen significantly in the last seven years. Overall, there has been an estimated 26% increase in the area's adjusted gross income between 1998 and 2005. Much of this change is likely due to new homeowners. The average income of new home buyers in the area is over \$127,000, over twice the estimated median household income.

The H Street corridor today still benefits greatly from its central location within the city and the greater metropolitan area. The street continues to serve as a pedestrian-oriented retail street and a vital link in the District's transportation network. The last several years have seen the establishment of many new businesses including restaurants, bars, performing arts centers, galleries, and retail.



Challenges and Opportunities

The H Street corridor possesses a variety of strengths and weaknesses, most of which present opportunities for the corridor as opposed to long term threats. Many of these issues were described in the H Street NE Strategic Development Plan, and remain relevant today.

Challenges

In terms of development challenges, the presence of vacant sites, storefronts and whole buildings, along with the poor condition of many occupied buildings, contributes to perceptions that the street is unsafe and unwelcoming. The use of roll down security gates and other barricades is also unwelcoming, and reinforces

the perception of crime. Further, few formal controls or incentives exist to ensure that the corridor's historic buildings are preserved; potentially putting them at risk to be torn down and redeveloped from the ground up.

The retail environment has its own set of challenges. The current mix of uses along the corridor, while improving every month, does not provide the full range of goods and services sought by local and regional shoppers. Nearby shopping destinations continue to serve as competition for H Street, and ground floor retail is simply not supportable along the entire 1.5 mile corridor. H Street does not yet have the name recognition and identity that many of its competitors do. While it is catching on as a destination for small bars and clubs, it still needs to be sold to area investors, retailers and entrepreneurs. As for existing businesses, many do not present an attractive face to the street; signs need updating, display windows are obscured and doorways are not well lit. Rents along the corridor, while still lower than in competing commercial areas, have increased in recent years, often without any concurrent improvement to the buildings. It is increasingly difficult for start up businesses to afford to renovate their spaces on top of the rent they are paying.

The public realm along H Street remains, by and large, poor and unattractive. Street trees are either missing or in bad health, no pedestrian scale lighting exists, and other amenities such as benches, bus shelters, trash receptacles and bicycle racks are spotty. Pedestrian access to the corridor is hampered to the west by the railroad tracks and the Hopscotch Bridge, and to the east by Hechinger Mall and the starburst intersection where H Street meets Benning Road. In summary, a variety of conditions in the public realm reinforce the unwelcome feel and perception that the area is unsafe; poor quality streetscaping, buildings that are vacant or in disrepair, security gates obscuring storefronts, and the perception of high crime. All of these things have a negative impact on the image of H Street.



Opportunities

As mentioned above, many of the challenges reported in the H Street NE Strategic Development Plan back in 2003 remain relevant today; however, progress has been made on nearly every front which builds upon the wonderful strengths of the corridor and its surrounding neighborhoods.

The proximity of the western end of the corridor to Metro stations at Union Station and New York Avenue has increased the desirability of this area for higher density residential and mixed-use development. This portion of the corridor is the best situated for successful transit-oriented development, a major policy objective of the City that is also supported by the H Street NE Strategic Development Plan. One major project on the north side of the 200 block of H Street is nearly completion, and another across the street is in the permitting phase. Though a variety of financial assistance programs, development guidelines, and zoning strategies have been implemented, more assistance, including the creation of off-site parking opportunities, is needed to remove barriers to the development of small sites.

The unique qualities of the corridor and the neighborhoods surrounding it can be expressed through the conservation and adaptive reuse of buildings and new initiatives to celebrate and interpret history. For example, Cultural Tourism DC is currently working with the community to create a Heritage Trail for the H Street neighborhood. Further, a great deal of investment has gone into arts facilities on the corridor in recent years, including the Atlas Theatre, the H Street Playhouse, and a variety of

gallery spaces and smaller music venues. The energy of these anchor arts uses can be leveraged to attract more galleries, studios, live-work spaces, restaurants, performance venues and small specialty shops.



The retail situation on H Street, as mentioned above, is expanding every month. H Street continues to offer a tremendous opportunity for entrepreneurial retailers. With rents somewhat lower than competing commercial corridors in greater Capitol Hill, such as Pennsylvania Avenue, SE and Barracks Row, H Street can more easily accommodate start-up businesses. The H Street Main Street organization, a primarily volunteer-driven non-profit, now exists to help attract new retailers, support existing retailers, market and improve the image of the street, and improve the physical appearance of the corridor. The residential areas surrounding H Street are fairly densely populated and under-retailed. There is a strong demand among residents for new retail and expanded retail choices in a range of categories. New businesses will help draw residents and visitors to H Street, bringing new life to the street, promoting a stronger sense of community, and also benefiting existing businesses. The city council has approved a \$25 million Tax Increment Financing package for H Street, NE to be managed by the Deputy Mayor for Planning & Economic Development. While these monies will primarily be used to attract and support larger development projects, the funds can also be used to assist businesses adjacent to new development. NIF funds can leverage TIF to provide additional funding for smaller projects and properties with corridor-wide impact. These efforts will put H Street back on the map as a serious shopping destination in DC.

The most significant and immediate opportunity for the public realm along H Street is the streetscape project currently underway. As part of the Great Streets Initiative, DDOT has designed and begun construction on street improvements including new sidewalks, street trees, lighting, and other amenities. When completed in the next two to three years, this project will unify the look of the street, improve pedestrian access, and create a welcoming atmosphere. Under construction now, the new starburst intersection at Benning and H Street will make significant improvements in vehicular movement and pedestrian safety; in addition the design features a public plaza with art work for the enjoyment of the community. One challenge related to this opportunity is that businesses may be disrupted during the construction period. Consideration should be given to ways to ameliorate this.

Another near term opportunity is the creation of a clean and safe team through the H Street Main Street program that should begin service in July 2008. Having people out on the street everyday keeping things tidy and keeping an eye out for problems, during the streetscape construction and beyond, will greatly improve the sense of safety and welcome on the street. Both of these things will also convey to the business and development communities that the DC government and existing H Street businesses are serious about the corridor's revitalization.

Demographics

Recent demographic calculations show that the greater H Street area has experienced significant change in the last 5-10 years. Contiguous blocks of stable single family housing units are in good condition. Area neighborhoods are seeing new residential development with projects such as Senate Square and 200 H Street, NE. Many vacant multi-family units are being renovated and converted into condominiums and there has been a significant amount of renovation for single-family homes. In fact, in 2007, there were 120 residential rehab permits pulled for each 1,000 housing units in the area. This is nearly double the citywide number of 67.5 per 1,000. As is true elsewhere in the city, housing prices have increased greatly in recent years. The median home sale value for the area in

2000 was \$185,562 (US Census 2000). By 2007, this number had risen 136% to \$437,738.

There is certainly a danger that as housing prices continue to rise within the target area, low and moderate income households will have difficulty finding and maintaining affordable housing. The H Street NIF area has become a majority owner-occupied; 51.4% of housing units were occupied in 2007, compared with 45.4% in 2000 (US Census 2000). Seen another way, nearly 76% of all *buildings* in the area are owner occupied. This is about on par with the city as a whole. At the time of the 2000 census, average Fair Market rent (FMR) for a 2 bedroom apartment in the Washington, DC M.S.A. was \$915.00. By 2005 that price had risen to \$1,187.00, and by 2007 it had risen to \$1,286.00, creating a 40.5% increase in rental rate between 2000 and 2007. It is uncertain exactly how much average rent has increased in this target area, but they are likely experiencing a similar upward trend.

Recent trends in population growth show that young adults ages 15-24 and older adults ages 55-64 are the two fastest growing demographics in the area. The former will likely keep demand strong for family-oriented and household-starting goods and services such as inexpensive furniture, quick service restaurants and pre-prepared foods at supermarkets. The latter is likely to increase demand for goods and services associated with "Empty Nesters" and people approaching retirement.

All of the aforementioned factors allow strong optimism for the future of the H Street NIF Target Area; however, there is a long road ahead of H Street, full of incremental improvements. NIF funds should be used to keep up the momentum while also ensuring that residents of all income levels are able to take advantage of these improvements.

Planning and Development

A number of plans and development projects have shaped the corridor over the past five years. NIF funds can be used to implement the major recommendations of the plans and leverage public and private sector investments to make further improvements to the corridor. Below is a brief description of several of these plans and development projects.

Major Planning Initiatives

H Street NE Strategic Development Plan

The Office of Planning and over 500 stakeholders—including residents, merchants, property owners, District agencies and investors—participated in a strategic development plan for the H Street, NE corridor. The goal of the plan is to help reestablish H Street as a safe, attractive destination offering a unique combination of neighborhood goods and services; places to live, work, shop, and eat; and settings for cultural enrichment and entertainment. The strategic plan was finalized in 2003 and is currently being implemented through a variety of development projects mentioned below.

H Street NE Neighborhood Commercial Overlay Zone District

Approved in 2006, this overlay was designed to implement the land use recommendations of the H Street NE Strategic Development Plan. It defines preferred uses for different sections of the corridor, and provides incentives for providing these preferred uses and preserving historic buildings. This is the first zone in the District that also establishes basic building and urban design guidelines.

H Street NE Corridor Design Guidelines

The Development Guidelines are focused on providing guidance for three elements:

- building location;
- heights and setbacks; and
- parking location.

It is believed that these are the three most important elements of development and the areas where

consistency and clarity are most required. Therefore, the Development Guidelines were written in a simplified manner to illustrate precisely where these elements may occur and how they are to be distributed.



Great Streets Initiative

The Great Streets Initiative is a multi-year, multiple-agency effort to transform under-invested corridors into thriving and inviting neighborhood centers using public actions and tools as needed to leverage private investment. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) will invest in economic and community development activities along the H Street Corridor. It will be matched by a multi-million dollar investment in transportation, streetscape, and transit improvements through the District Department of Transportation (DDOT), as described above. Through the Great Streets Initiative, the District also will seek private and not-for-profit developers for key public and quasi-public owned parcels.

Major Development

The following is a snapshot of the major public and private development projects in the H Street, NE Target Area.


H Street Great Streets & Streetcar Project – Over \$65 million invested in new streetlights, curbs & sidewalks and trees & landscaping over the next two – three years.

Senate Square – The former Capital Children’s Museum site is nearly complete and will include about 480 apartment homes in new construction and an adaptively reused convent.

300 block – North Side – Steuart Development is planning 232 units of housing and approximately 72,000 square feet of retail. A PUD has been filed which requires that a full service grocery be provided on the site.

601-645 H Street, NE - Current home of District Office of Employment Services. Plans call for 234 residential units, office space for continued DC government use, and 9,000 square feet of retail.

Arboretum Place – This planned development at the former Sears site near Hechinger Mall was approved for large tract review in summer 2007. Approximately 430 residential stacked townhouse-style units are planned with 5,000 square feet of retail.

 *H Street Connection Site* – Proposed redevelopment of this existing strip shopping center site depends on a negotiation between the property owner and the community. Any future development scenario will include a mix of uses with 50,000 square feet of retail and multiple housing units above.

New Retail and Smaller Renovations - New small and local businesses are opening on the corridor regularly, and public funds are available for façade and other targeted improvements for existing buildings.

The following chapter explains the research and review of existing plans completed by the Office of Planning in preparation for public outreach and the creation of this plan. It further describes the outreach strategies used to collect community input.

creating the plan



The Office of Planning (OP) used a two step strategy of reviewing existing neighborhood land use plans and directly gathering community input through various public meetings to determine priority concerns that will be addressed in this investment plan. From this ‘menu of options’ derived during the process, specific goals and strategies were created to drive NIF spending in the target area. Through this methodology, OP and the community have established a clear strategy for how NIF resources presented in this investment plan should be used in the H Street target area.

OP extensively reviewed recent planning activities within the H Street NIF area. The planning process for the development of each of the land use activities below included significant public outreach to various community stakeholders, residents, ANC/Civic associations, merchants and others. OP reviewed the land use and planning activities below to determine which community concerns were of importance during the development of these plans, and helped to identify specific community concerns that may indicate an opportunity to utilize NIF resources:

The DC Comprehensive Plan – the Comprehensive Plan is a general land use and policy document that provides overall guidance for future planning and development of the city. The Office of Planning recently completed a two year process of revising the Comprehensive Plan. Community input for this process included open public meetings, briefings with Advisory Neighborhood Commissions, a Mayor’s Hearing and two Council Hearings. The H Street NIF area lies within the portion of the Capitol Hill Area Element. (completed and adopted by DC Council 12/2006)

Revival: H Street Revitalization Plan– See description in Section 2. (completed and adopted by the DC Council Spring 2004)

The Cluster 25 Strategic Neighborhood Action Plan (SNAP) - The Cluster 25 SNAP detailed the top priority issues in neighborhood cluster, as identified by Ward 6 residents. The DC government used the SNAPs to inform and guide decisions on prioritizing city services and capital investment during the

Williams Administration. The cluster 25 SNAP includes the neighborhoods of Near Northeast, Stanton Park and Kingman Park. (completed 10/2002)

H Street Retail Action Strategy - The Retail Action Strategy will include analysis of retail needs and conditions for the city, as well as for a number of more local neighborhood retail centers. The study will particularly focus on commercial areas that are not meeting the full range of needs of nearby residents as well as they could, and that have been unsuccessful in sustaining or attracting viable retail concentrations due to real or perceived market weakness. The H Street corridor is one of twenty submarkets/neighborhood commercial districts analyzed in this process. (Estimated completion for Fall 2008)

Additionally, the NIF legislation identifies specific goals that are of importance to each target area. Among the goals for this target area are improving connectivity and transit use, creating mixed-use housing opportunities, enhancing neighborhood retail, building on cultural assets, and creating a dynamic destination. These goals were considered and factored into the formulation of the investment plan strategies.

Even though the focus of each plan varies, a number of common issues appeared that are relevant to the revitalization goals of the NIF program:

Improve retail options— The neighborhoods adjacent to the H street corridor have significant buying power with annual median household incomes of slightly above \$60,000. Community residents support programs and activities that can assist existing local businesses and attract improved retail opportunities along H Street. NIF resources should be used to further the catalytic redevelopment goals set forth in these plans.



Improve the overall look of the corridor —

Improvement of the public realm through streetscape improvements and beautification projects were of significant interest to the community during the planning process. NIF resources can be used to fund programs and projects that improve the overall appearance and security of the H street corridor.

Encourage job creation, vocational training and education—

Residents noted a need to create training opportunities that would prepare local young adults and others for the workforce, particularly given the number of businesses and arts organizations in the area. NIF resources can be used to support vocational opportunities for residents in this target area.

Preserve existing affordable housing stock— As housing prices continue to rise within the target area, low and moderate income households will have difficulty finding and maintaining affordable housing, and buildings of potential historic value are at risk of being torn down and redeveloped. Using NIF resources to complement existing District housing programs could assist in the preservation of existing buildings and current affordable housing options.

OP staff held two public NIF investment strategy workshops to hear the community's perspective on which issues would best be addressed using NIF resources. The first of two NIF investment strategy workshops was held at Miner Elementary School, 601 15th Street NE on May 20 and the second on June 3, 2008. The objective of each meeting was to present the information from OP's plan reviews, to receive input on the investment goals and to have participants prioritize areas that would be the focus of NIF investments.

During these meetings OP presented strategies and goals within each of the four primary themes above. Each workshop provided community stakeholders the opportunity to discuss and determine if these goals and strategies were representative of issues still relevant in the community and to also build consensus on which areas should be prioritized in this investment plan. The public was also given the opportunity to offer new goals or strategies they felt needed to be addressed, that may not have been extracted from the initial plan

review.

Community members that attended each meeting worked in groups where they discussed the investment goals and strategies in detail. Each goal and strategy was analyzed and cosigned by the group before moving on to the next item. Members of the community were given colored dots and told to place one dot next to whichever item they felt deserved the highest priority. Between the two meetings the goals or strategies that received the largest number of dots were:

Promote New and Retain Existing Neighborhood Oriented Retail Businesses.

Encourage Job Creation, Vocational Training and Education.

These priority areas will be discussed further in section 4 of the plan.

Some ideas were also pulled from or confirmed by the community amenity package negotiated by several H Street area civic organizations and a developer on H Street. Representatives from ANC 6C, ANC 6A, Stanton Park Neighborhood Association, Capitol Hill Restoration Society and direct neighbors of a development project at 200 H Street, NE were part of a mediation effort with Dreyfus Development, the developer of the project, in mid 2007. One of the outcomes of this process was an agreement on a community benefits package proffered by the developer. These items represent consensus desires of several major H Street civic stakeholders, and have been used to inform the strategies in this section. See summary in Appendix 3.

Outreach was conducted for these meetings through repeated postings on community listservs, announcements in area churches, advertising in the City Paper, Hill Rag, direct e-mails to political and civic community leaders, and ANC mailings. In addition to attending civic and community meetings, OP distributed notices and meeting information to various merchants and property owners along the corridor.

The next section discusses each of the goals and strategies intended to be used for NIF resources that emerged through the planning process.

investment goals & strategies



What follows is an investment plan for the H Street, NE NIF Target Area. While there are certainly many broad themes common to all of the NIF Target Areas, each area is ultimately unique and in its own stage of development. Because funding is relatively limited, it is critical to target NIF funds towards specific needs and projects that will have the greatest impact. The investment plan is a direct outcome of the review of existing plans and demographic data, ideas received from area stakeholders as described in the prior sections of this report, and professional analysis by OP and District staff. Some ideas were also pulled from or confirmed by the community amenity package negotiated by several H Street area civic organizations and a developer on H Street.¹

The goals and strategies outlined below are designed to guide NIF investment in the H Street, NE Target Area over the next five years. As such, they include broad, inspirational goals and the specific strategies by which NIF funds can be used to achieve them in the short term. As NIF is just one of many sources of financial assistance from the DC government, this plan also lists complimentary funding sources that may be leveraged to address the issues reflected in the investment goals and strategies. It should be noted that not all of the ideas and concerns raised by the public during the planning process are appropriate for NIF funding. Where possible, these ideas are listed and tied to other potential funding sources.

NIF Investment Goals and Strategies

Goal 1: Promote New and Retain Existing Neighborhood Oriented Retail Businesses

Strategy 1: Provide technical assistance to businesses to improve their operations and merchandising

Strategy 2: Provide funding for exterior physical

¹ Representatives from ANC 6C, ANC 6A, Stanton Park Neighborhood Association, Capitol Hill Restoration Society and direct neighbors of a development project at 200 H Street, NE were part of a mediation effort with Dreyfus Development, the developer of the project, in mid 2007. One of the outcomes of this process was an agreement on a community benefits package proffered by the developer. These items represent consensus desires of several major H Street civic stakeholders, and have been used to inform the strategies in this section. See summary in Appendix 3.

improvements to commercial buildings

Strategy 3: Support joint marketing opportunities for local businesses and events, and assistance with new retail attraction/placement

Goal 2: Create and Maintain a Public Atmosphere that is Welcoming, Beautiful and Secure

Strategy 1: Create a business improvement district, and support/enhance a Green Team/Clean & Safe Initiative

Strategy 2: Provide funding for public beautification projects

Goal 3: Encourage Job Creation, Vocational Training and Education

Strategy 1: Create new and support existing job training/mentoring and placement facilities and programs for youth and adults that utilize the resources of businesses and entrepreneurs along H Street, NE.

Strategy 2: Create new and support existing arts education opportunities that utilize the resources of H Street, NE arts establishments

Goal 4: Preserve Existing Building Stock and Reintroduce Active Uses to Upper Floors of Commercial Buildings

Strategy 1: Promote restoration of existing housing stock, including home repair grants for seniors and low income, long term homeowners

Strategy 2: Conduct a commercial corridor heritage survey to determine the condition of area buildings and their historic/architectural merits

Strategy 3: Provide predevelopment and acquisition assistance to projects that will reintroduce active uses to upper floors of existing commercial buildings – particularly where live/work opportunities are strong



Investment Goal #1

Promote New and Retain Existing Neighborhood Oriented Retail Businesses

The H Street, NE Target Area is arguably the most commercially oriented of the 12 NIF Target Areas, as its boundaries follow the H Street commercial corridor tightly and do not encompass any one neighborhood entirely. Consequently, promotion of neighborhood retail is a major theme in area plans and is at the top of the minds of many community members. Compared to other NIF Target Areas, H Street contains a great number of retail establishments, and new small businesses are opening along the corridor each month. Historically, H Street was once among the largest retail areas in the entire city, and it has the capacity to once again feature more and better retail. Many strategies and other funding sources are already in place to support retail on H Street, including support from the Department of Small and Local Business Development (DSLBD) for the H Street Main Street program and its new Clean & Safe Team. NIF funding can be used to help H Street continue to grow, assisting businesses to create effective business plans, improve the appearance of their buildings, and conduct joint marketing, while also attracting new businesses to the corridor.

As part of the Great Streets Initiative, DDOT began

a major streetscape improvement project along H Street and Benning Road in Spring 2008. While this will ultimately improve conditions on the corridor, it is likely to lead to temporary hardships during construction over the next two to three years. The strategies discussed below can be modified to help mitigate the specific needs of local businesses both during this construction period and after.

Strategy 1: Provide technical assistance to businesses to improve their operations and merchandising

There is a strong desire in the community to help existing business owners improve and expand their businesses so that they remain viable in a changing market. NIF funding can be used to support programs that assist with business plans or guide business owners to stock new and more desirable merchandise.

Strategy 2: Provide funding for exterior physical improvement to commercial buildings

As noted in Section 2 of this report, many commercial buildings along the corridor are in need of physical updates and improvements. Given the limited amount of NIF funding available, community input suggested that funds be targeted to smaller physical improvements that have a large impact. Some examples would be small grants for improvements to signage or display windows, replacement of roll down security gates with more attractive security measures, or simple repairs for grates, cracked steps, loose railings, and other small items that are not covered by current funding programs. Façade improvement programs could also support this strategy. The Department of Housing and Community Development (DHCD) and DSLBD have both contributed façade improvement grants to the corridor, but with a mile and a half of commercial property, there is more demand than can be met for thorough façade improvements. Funds should be used to leverage and not duplicate any grant funding already provided DHCD, DSLBD or other DC agencies. Façade improvements should also be concentrated geographically, both in terms of areas where other façade grants have not been utilized, and in areas where multiple adjacent buildings can undergo façade improvements concurrently to maximize the visual

impact on the corridor.

Strategy 3: Support joint marketing opportunities for local businesses and events, and assistance with new retail attraction/placement

While H Street is creating a reputation as a hot-spot for new bars and clubs, it continues to struggle to set a clear identity as a day time center for retail and restaurants. While some NIF Target Areas must first attract businesses before they can seriously consider marketing plans, H Street already has well over 100 retail establishments. Most of these retailers are small and locally owned. They do not always have the capacity to do extensive advertising on their own. Joint marketing not only helps small businesses get the word out about their services, it also shapes the identity of an entire shopping area, alerting potential shoppers to the variety of needs that can be met all in one place. H Street Main Street has used NIF grants in the past to create and publish joint advertising, with much success. Future specific funding might include joint commercials or billboards, the provision of WiFi for visitors to the area, or a website that profiles local business and gives instructions for transportation and parking. Funding ideas may also include items that would specifically assist businesses stay visible and viable during the construction of the H Street streetscape.

In terms of retail attraction, H Street continues to suffer from a number of vacant retail spaces. As suggested in the H Street NE Strategic Development Plan, it is highly unlikely that the stretch of ground floor space along H Street will ever be entirely occupied by retail. Successful retail will need to cluster in nodes along the corridor, particularly in the heart of the corridor between 7th and 12th Streets, NE. NIF funding may be used to thoroughly catalog the retail spaces available in this and other nodes as a means to more easily promote the spaces to new retailers.

Other DC Programs, Initiatives and Tools

A major source of funding for retail support along H Street is the Tax Increment Financing (TIF) zone recently approved by the DC Council. \$25 million is available, primarily to support larger developments with larger retail anchor tenants. NIF funds can

compliment TIF funds by targeting smaller properties and smaller retailers that would either not be eligible for TIF funds or only be eligible as part of a larger project.

Much of the H Street, NE NIF Target Area is part of the DC Enterprise Zone. This allows local business and property owners to take advantage of tax credits for creating new jobs and making certain investments. All of the H Street, NE NIF Target Area is eligible for Enterprise Zone benefits with the exception of the blocks between H, F, 2nd and 6th Streets, NE and those between H, K, 8th and 15th Streets, NE and Florida Avenue, NE.

All DC Enterprise Zone areas as described above are also eligible for the DC Revenue Bond Program, which offers below market rate loans to businesses, non profits, and other entities for a variety of capital improvement projects.

Capital Improvement and Other Non-NIF Eligible Items

One other item of note is a request for special government assistance during the construction of the new streetscape along H Street. There is great concern that the construction will drive away customers and have a negative impact on the bottom lines of effected businesses. The business community desires economic assistance such as tax abatement or deferral, loans, etc. to keep businesses viable and visible during construction.

Investment Goal #2

Create and Maintain a Public Atmosphere that is Welcoming, Beautiful and Secure

New businesses are opening on H Street each month. Every time a new business opens, it does what it can to beautify its exterior and the public space around it. Many of the new and existing businesses have done a great deal to create a welcoming atmosphere, but on a commercial corridor that is 1.5 miles long with many buildings remaining vacant or underutilized, these individual efforts do not always have the impact or get the credit they deserve. One of the most critical and comprehensive strategies for improving

the public realm along H Street is actually underway now. DDOT started construction of a multi-million dollar street and streetscape improvement project along H Street and Benning Road in Spring 2008. This infrastructure project will give a new and unified look to the entire street (see further details below), and will project to business owners, shoppers, residents and others that the DC government is serious about its investments in and commitment to H Street. This should give everyone a greater sense of confidence and spur more individual investments in existing and new businesses.

The strategies below are aimed at leveraging this major public investment with amenities and services that are not otherwise being provided by the DC government. These extra touches can make a big difference in retaining the patronage of existing and new shoppers. As discussed in Goal #1, marketing and advertising are critical for attracting new shoppers to the street, but a welcoming, beautiful and safe environment will keep those shoppers coming back for more.

Strategy 1: Create a business improvement district, and support/enhance a Green Team/Clean & Safe Initiative



Source: NoMa Clean Team (NoMa BID)

Creating a formal business improvement district (BID) for H Street has been a goal or recommendation for nearly every plan or study done for the corridor in recent years. Most BIDs receive their funding through a special tax imposed on all property and/or business owners in an area. The funds are used to hire management staff and teams of workers to provide extra services such as trash and graffiti removal,

special care for street trees and other plantings, and generally keeping “eyes on the street” to ensure public safety. Related to Goal #1, BIDs can also be a good funnel for joint marketing and attraction of new business. In fact, an informal BID of sorts does exist on H Street, NE. It is a voluntary program, and business and property owners can contribute money as they see fit. Further, the NoMa BID, a fully functioning organization promoting the “North of Massachusetts” area just west of H Street, NE, covers a portion of the far western end of the H Street, NE NIF Target Area – basically the area to the west of the train tracks.

Clean & Safe teams are generally services of BIDs, but can also stand on their own. The H Street Main Street organization is starting such a team in July 2008 to keep the H Street corridor, and the portions of cross streets half a block north and south, free of trash, graffiti and the like. A variety of funding sources are being used to fund this team, including a \$150,000 community proffer negotiated with Dreyfus Development for its project at 200 H Street, NE. Dreyfus and other property owners have also agreed to participate as dues paying members of the Clean & Safe Team. DSLBD funds are not finalized yet for this year, but a grant of roughly \$125,000 is expected to be approved for the H Street Clean & Safe Team. One common component of a Clean & Safe Team not covered by existing funds is an Ambassador Program. Such a program could involve a team of people to walk the street and serve as a resource for information for visitors on area retailers, restaurants, bars and entertainment venues, and would be particularly useful for the Arts & Entertainment District between 12th and 15th Streets, NE.

NIF funds are not sufficient to start a BID, but could certainly be used to study the feasibility of starting one. This might include an analysis of how much money could realistically be raised from existing property and business owners, and what services could be provided with that budget. It should be made clear that NIF funds will not be used to duplicate any existing funds for a BID or Clean & Safe team. NIF funds can only be used to enhance or expand any existing program.

Strategy 2: Provide funding for public beautification projects

While the DDOT streetscape project will bring a number of physical improvements that will beautify the public space, many area residents and businesses in the H Street corridor would like to provide extra special treatments that will beautify the area in a way that is unique to H Street and further helps define its identity. This strategy can be met in any number of ways, including grants for public art, plantings, hanging baskets, banners, etc., or finding more attractive security measures to replace roll down security gates. Grants may also be made available for groups who plan to “adopt” a block, park, bus stop or any other small public space. Further, funds may be used to train such groups on maintaining small public spaces and community gardens.

Other DC Programs, Initiatives and Tools

The Great Streets Initiative, a joint effort of DDOT, Office of Planning and the Deputy Mayor for Planning and Economic Development, is probably the single largest source of funding for public improvements along the H Street corridor. As mentioned, DDOT has started construction on Great Streets related streetscape improvements. These improvements will include new sidewalks, street trees, tree boxes, plantings, street lights, and more. Construction has begun at the starburst intersection on the far eastern end of the corridor, and will continue down one side of the street to the west before heading back along the other side of the street to the east. This project should be completed within the next two to three years.

Funding for façade improvements and aspects of a Clean & Safe team are available from the Department of Housing and Community Development and the Department of Small and Local Business Development. NIF funds should leverage existing funding or expand programs to provide additional services, not duplicate or replace funding from one of these sources.

Finally, the Commission of Fine Arts is the primary government funder for public art. Each year they work with community groups throughout the city

to conceptualize, design, locate and create pieces of public art that reflect the history, culture and/or character of the neighborhoods in which they are placed.

Investment Goal #3

Encourage Job Creation, Vocational Training and Education

Housing in the areas surrounding H Street experienced a sharp increase in value in the last several years. While incomes have also increased, they have done so at a much slower rate. As noted in Section 2 of this report, the average income of new home buyers in the H Street area is about \$127,000, over twice the estimated median household income of \$60,000. NIF funds can only do so much to maintain affordable housing, but they can go a long way towards preparing area residents to take advantage of local investments to improve their economic conditions and increase their incomes. H Street has scores of viable businesses and non profit organizations that can be utilized to help train area residents for local existing jobs and the new jobs that are being created regularly.

It should be noted here that while the plan review did call for such assistance, not all of the community members who participated in this planning process agreed. There was a strong sentiment from some participants that NIF funds should be concentrated on physical improvements along the corridor rather than human services. However, other participants at the very least wanted to keep job training on the table, and most noted this goal as a high priority.

Strategy 1: Create new and support existing job training/mentoring and placement facilities and programs for youth and adults that utilize the resources of businesses and entrepreneurs along H Street, NE.

H Street Main Street conducts a summer program that connects local youths with jobs at local businesses, where they receive not only a paycheck, but on-the-job training and skills they can take with them to full time jobs. Some of these summer opportunities have, in fact, turned into full time jobs on H Street. Any number of similar efforts could also be supported by

this strategy. Job training programs should emphasize the resources already on H Street, including retail and service jobs, business management, and non-profit management. Priority will also be given to programs that approach job training holistically by including general life skills training such as managing a checking account, dressing professionally, writing a resume, etc. Programs can focus on after school or summer programs for youth, or full time training and placement for young adults entering the workforce.

Strategy 2: Create new and support existing arts education opportunities that utilize the resources of H Street, NE arts establishments

H Street is an emerging center for the arts in the District of Columbia, from theater, to music, to dance to the fine arts. There is an especial opportunity to link resources such as the Atlas Theatre, H Street Playhouse, Joy of Motion Dance Studio, art galleries, and other performance, class and exhibition venues, with job training and placement needs in the community. Job training and placement opportunities should focus on arts management, marketing, fundraising, volunteer management, performance, office/box office management, technical “back stage” work including audio/visual, etc.

Both strategies serve dual purposes; they train and employ individuals in a meaningful and lasting way, while also strengthening the local employee pool available to area businesses and organizations. Further, as incomes of existing residents increase, there is more disposable income to support local businesses. A well educated and trained workforce with a solid income base is essential for sustainable economic development.

Other DC Programs, Initiatives and Tools

As mentioned, H Street Main Street in the past has received funding from the Department of Small and Local Business Development to support its summer employment program.

The H Street corridor also benefits from the Department of Employment Services (DOES) located at 609 H Street, NE. The District government offers

a wide variety of programs for job seekers including career planning, job training and education, and job placement. It also provides services to employers looking to fill vacant positions.

Capital Improvement and Other Non-NIF Eligible Items

The District government should ensure that DOES maintains a strong physical presence on H Street. Though DOES plans to relocate away from 609 H Street, NE, it should seek to maintain a facility elsewhere along the corridor. While much training can be conducted on-the-job, it is very likely that programs will need affordable, large physical classroom/meeting space on the corridor in order to be successful.

Investment Goal #4

Preserve Existing Building Stock and Reintroduce Active Uses to Upper Floors of Commercial Buildings

Many of the NIF Target Areas have more of an emphasis on housing related goals, as they are centered on primarily residential neighborhoods. While there is certainly a great deal of housing in the H Street, NE NIF Target Area just off of H Street itself, the emphasis here is on the commercial corridor. Consequently, this goal is as much about commercial buildings as it is about housing, with a focus on preservation of both. The market is providing a variety of new housing in the Target Area, primarily condominiums and apartment buildings, but also some townhouses. While affordable housing is certainly an issue of concern, there are measures in place, such as Inclusionary Zoning, to make sure that affordable housing is included in all new development of ten or more units and in all developments built on District owned land. Feedback from the community suggested that NIF dollars would best be spent on programs that ensure long time homeowners are able to stay in their homes, help catalogue and preserve the existing historic building stock in the area, and reintroducing active uses such as residential apartments or service businesses on the upper stories of existing buildings. This goal serves a variety of purposes, and also supports many of the goals already discussed above.

Strategy 1: Promote restoration of existing housing stock, including home repair grants for seniors and low income, long term homeowners

The demographic drill down analysis for H Street, NE showed that seniors over the age of 55 are likely to be among the fastest growing population groups in the area in the coming years. As senior homeowners age and retire, their physical and financial capacities generally decline, making it difficult to maintain their homes. Consistent deferred maintenance can lead to unsafe conditions for homeowners and neighbors alike, and have a depressing impact on the character of a neighborhood. NIF dollars may be used to provide grants for exterior home repair by contracted professionals and volunteers. Such programs may also apply to other low income households in the Target Area. Particular priority will be given to repairs that are “green” and improve the energy efficiency of buildings.

Strategy 2: Conduct a commercial corridor heritage survey to determine the condition of area buildings and their historic/architectural merits



One idea presented during the NIF planning process and also found in the community amenity agreement with Dreyfus Development involves a thorough survey of the building stock within the area. The Dreyfus agreement led to a grant to fund a survey of all buildings from 2nd to 15th Streets, NE between F Street, NE and the alley between G and H Streets, NE. Many community groups are interested in seeing a similar survey conducted along H Street itself, and possibly north to K Street, NE, following the H Street, NE NIF Target Area northern boundary. Such

a survey would have many purposes that support this goal as well as others noted above. Before buildings can be preserved, there must be a clear understanding of what exactly exists and is being preserved. Survey documentation can be used to more clearly guide compatible designs for new construction on the corridor, a major goal of the H Street, NE Strategic Development Plan. In terms of Goal #1, a thorough building stock survey would greatly assist in attracting new businesses to the corridor, both by clarifying the type and size of space available, and selling the character and the strong retail and business history of the corridor. This sense of physical history, enhanced with information of past residents and events, can also be used in marketing to visitors and shoppers in advertising and programs such as the H Street Heritage Trail currently being planned by Cultural Tourism DC and the H Street community.

It should be noted that support of a building stock survey does not imply support for historic designation of any particular building, or historic district status for any part of the corridor. A survey could be used by the community to pursue designation or not as they see fit.

Strategy 3: Provide predevelopment and acquisition assistance to projects that will reintroduce active uses to upper floors of existing commercial buildings – particularly where live/work opportunities are strong

Providing live/work space for artists and other professionals is a goal of the H Street, NE Strategic Development Plan, particularly for the Arts & Entertainment District located between 12th and 15th Streets, NE. Ground floor space is extremely valuable for retail and exhibit uses, but upper stories, particularly in existing buildings, can sometimes languish with storage and/or other marginal uses. Promoting residential units is a productive way to preserve upper stories in older buildings. It also provides a direct housing/jobs connection that reduces the impact on local traffic, and keeps “eyes on the street” at various hours of the day. Active commercial uses such as service businesses and small office space also ensure that upper stories are well maintained. NIF dollars can be used to support predevelopment loans and grants for the redevelopment of existing

buildings to have ground floor arts/retail uses and residential, live/work or active commercial units above.

Other DC Programs, Initiatives and Tools

The Department of Housing and Community Development has a variety of programs designed to improve the conditions of residential buildings in DC neighborhoods.

Multi-Family Housing Rehabilitation loans provide low-cost gap financing for the renovation of existing apartment buildings of five or more units. Community Development Block Grant funds are available for a wide variety of programs aimed towards providing decent housing, healthy neighborhoods, and economic opportunities for low and moderate income residents. Many seniors and other low income households are eligible for Single Family Residential Rehabilitation Program and Handicapped Accessibility Improvement Program funds, both of which help homeowners finance important home repairs at a low rate.

The Tenant Opportunity to Purchase Program and the Tenant Purchase Technical Assistance Program are both designed to empower local renters to purchase their buildings and become homeowners. While this does not necessarily tie into the main goal of preserving the existing building stock, it does provide an opportunity for long term renters to stay in the neighborhood and take advantage of the positive changes happening here.

Prioritization

Even within this rather targeted list of goals, it was important to provide guidance in the investment plan on the top priorities from the community's perspective. While any project that serves any of the goals and strategies above will be eligible for NIF grant consideration, particular priority will be given to the following five strategies. These priorities were determined by the results of a community preference exercise, and consideration as to which strategies had fewer opportunities for other public funding.

Goal 1, Strategy 1: Provide technical assistance to businesses to improve their operations and merchandising

Goal 1, Strategy 2: Provide loans/grants for exterior physical improvements to commercial buildings

Goal 3, Strategy 1: Create new and support existing job training/mentoring and placement facilities and programs for youth and adults that utilize the resources of businesses and entrepreneurs along H Street, NE.

Goal 4, Strategy 1: Promote restoration of existing housing stock, including home repair grants for seniors and low income, long term homeowners

Goal 4, Strategy 2: Conduct a commercial corridor heritage survey to determine the condition of area buildings and their historic/architectural merits

Conclusion

The City Council envisioned NIF as contributing to a broader economic development tool kit to achieve a critical mass of investment needed to make a significant and visible impact in the neighborhoods included within its Target Areas. Raising the profile and importance of investing in District neighborhoods, including their people, places, and assets, is the prime objective behind the creation of the program. H Street is particularly rich in cultural, architectural and entrepreneurial heritage, celebrated by residents, business owners and visitors today. The economic boom experienced in the central part of the city had a great impact on the financial and economic health of the District by creating new jobs, increasing the population and stimulating an unheralded level of public and private investment. It also created a challenging situation as many neighborhoods, including those around H Street, experienced escalating living costs and the loss of affordable housing stock.

The Neighborhood Investment Act was created in the context of establishing new opportunities to leverage citizen action with public investment. This Investment Plan gives citizens more direct input into

addressing issues that impact neighborhood quality of life. Through both solid analytical research and a grassroots approach to prioritizing needs with residents, business owners, and civic leaders, this plan will empower citizens to leverage NIF resources and produce noticeable changes in the H Street commercial corridor and immediate residential surroundings.

With the completion of this plan and its approval by the Council of the District of Columbia, the Office of the Deputy Mayor for Planning and Economic Development has a road map for making future NIF investment decisions along the H Street corridor and surrounding neighborhoods. Future NIF investments in this Target Area shall be guided by this plan. The plan is a tool for non profit organizations to craft NIF project proposals that will meet community identified needs. It is also a tool for the community to ensure that the programs, services, and physical improvements funded by NIF clearly implement the investment priorities articulated in the plan. As NIF investments begin to positively impact this community, the Office of the Deputy Mayor for Planning and Economic Development in partnership with the Office of Planning and the community will determine the necessity and frequency of plan updates based on implementation activities or changes in neighborhood priorities.

appendix

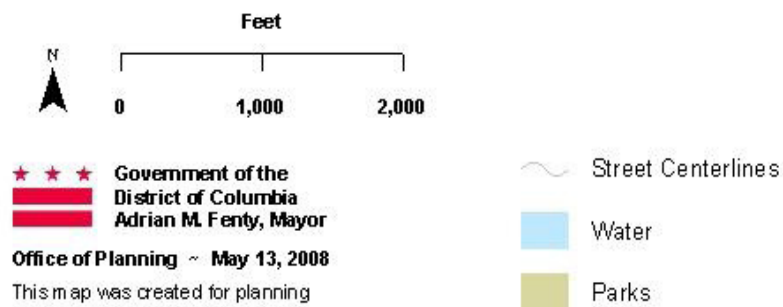
Maps
Community Amenity Proffers from Dreyfus Development for Project at 200 H Street, NE
District-Owned Properties in the H Street, NE NIF Target Area



Appendix 1: Maps

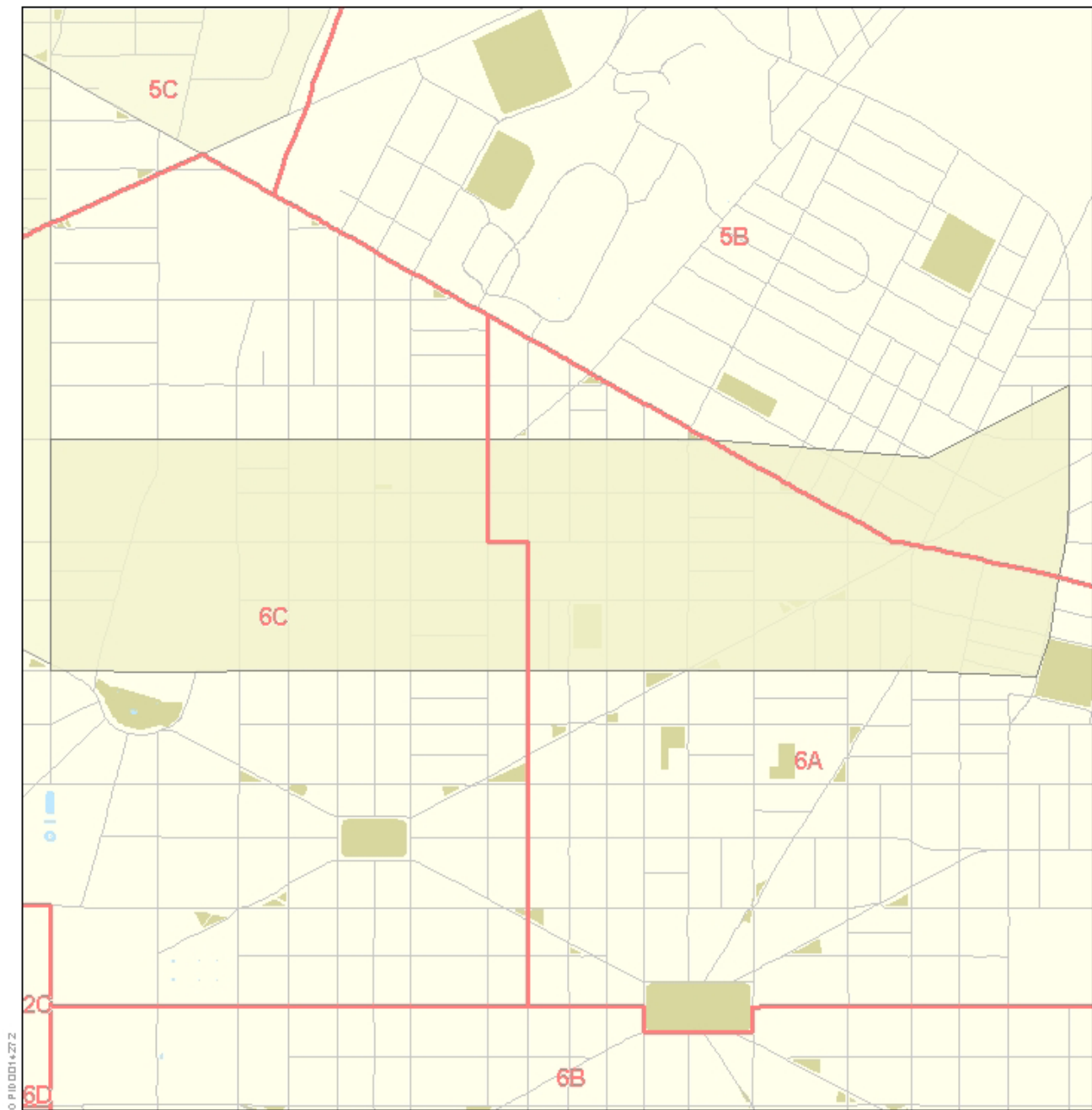


District of Columbia

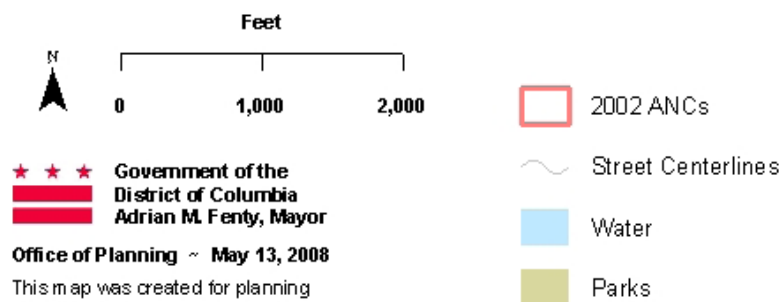


H Street NIF Target Area Boundries

Appendix 1: Maps



District of Columbia



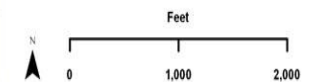
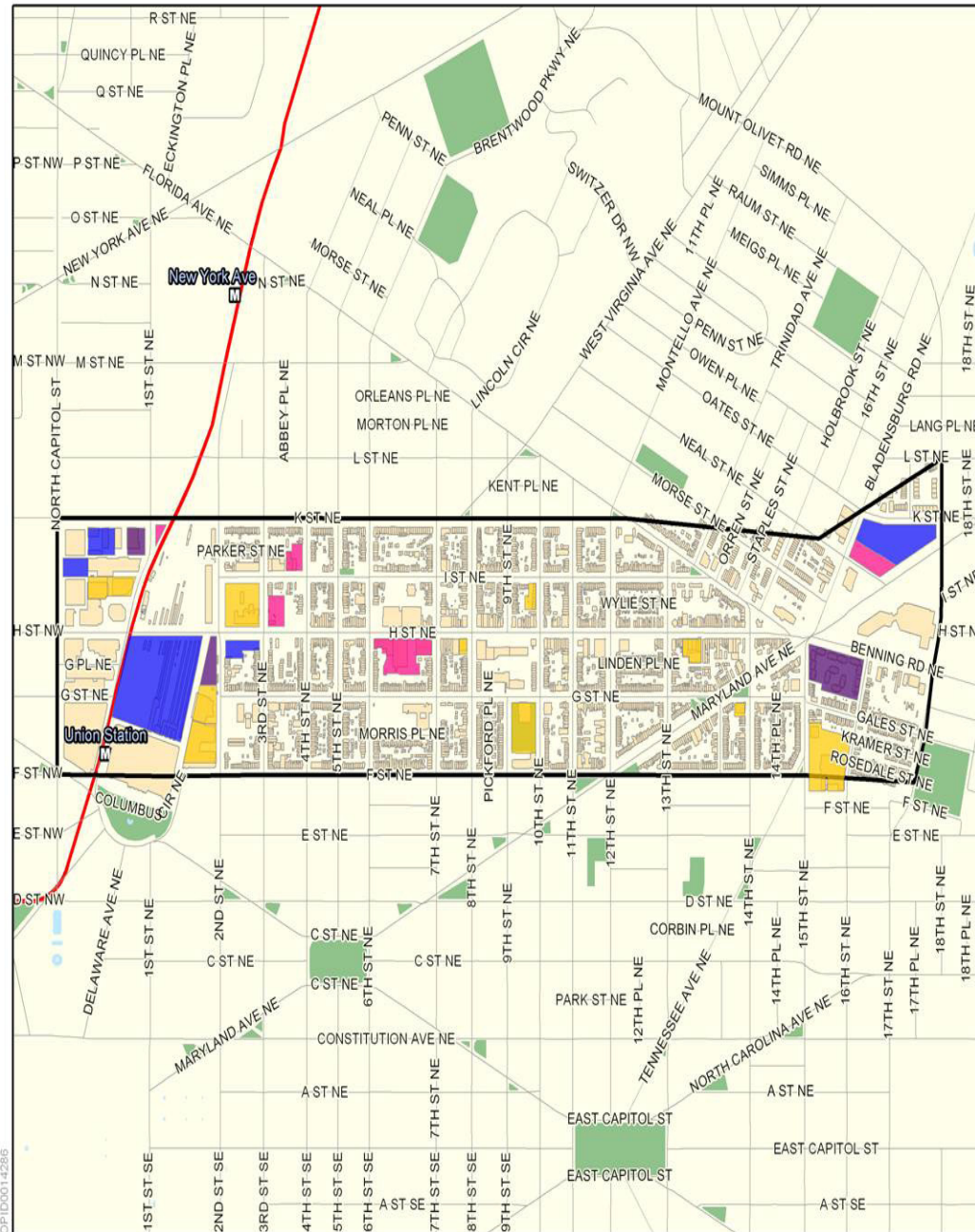
*** Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ May 13, 2008

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.

H Street NIF and ANC Boundries

Appendix 1: Maps



*** Government of the District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ May 15, 2008

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

H Street Development Activity

Appendix 2: Community Amenity Proffers from Dreyfus Development for Project at 200 H Street, NE

Representatives from ANC 6C, ANC 6A, Stanton Park Neighborhood Association, Capitol Hill Restoration Society (CHRS) and direct neighbors of a development project at 200 H Street, NE were part of a mediation effort with Dreyfus Development, the developer of the project, in mid 2007. One of the outcomes of this process was an agreement on a community benefits package proffered by the developer. These items represent consensus desires of several major H Street civic stakeholders, and have been used to inform the strategies in this section. The following description of the agreed upon amenities is excerpted from the CHRS Newsletter:

of the H Street Clean and Safe Program and (2) the developer contribute \$150,000 to the Program. If the Clean and Safe Program is not in operation within 12 month of the completion of the project, ANC 6C will recommend alternative uses so the escrowed \$150,000.

Historic Preservation Mitigation - The decision recognizes potential impacts to historic preservation and provides for mitigation: (1) a donation of \$83,500 to CHRS to fund a professional survey of properties within the twenty-six block area bounded by 2nd to 15th Streets and F to H Street NE, to be donated to CHRS within 7 months, whether or not the development occurs, and (2) a professional survey and documentation of potentially eligible structures that will be demolished with in the development site, paid for by the developer.

Amenities to the Immediate Neighbors - The developer will provide two micro-grant programs for the nearby neighbors: (1) \$150,000 to neighboring property owners for grants to make qualifying repairs and improvements to the portions of their homes that are within public space or viewed from public space such as fences, cast iron porches, etc. (2) \$80,000 for property owners in the same square as the project for energy efficiency or other upgrades, as approved by CHRS. CHRS will be paid \$20,000 to administer the two micro-grant programs, to be paid before the issuance of building permits for the project.

Amenities to the Community - The east side of 2nd Street under the H Street overpass will be upgraded with improved lighting and brick and granite pavers for potential farmers' market use. Around the project, the sidewalks, curbs and gutters will be replaced and the fencing along H Street will be upgraded. H Street Main Street will benefit from the requirements that: (1) the development become a dues paying member

Appendix 3: District-Owned Properties in the H Street, NE NIF Target Area

Department	Property Address	Lot and Square
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	0333 K ST NE	0775 0815
DEPARTMENT OF MENTAL HEALTH	0035 - 0041 K ST NE (35 K ST NE)	0675 0838
DC PUBLIC SCHOOLS	2ND ST NE	0753 0828
DC PUBLIC SCHOOLS	215 G ST NE	0753 0827
DC PUBLIC SCHOOLS	601 15TH ST NE	4543 0846
DEPARTMENT OF PARKS & RECREATION	650 10TH ST NE (640 10TH ST NE)	0935 0803
DEPARTMENT OF HUMAN SERVICES	651 10TH ST NE	0960 0802
DC PUBLIC LIBRARY	811 13TH ST NE	1026 0100
DEPARTMENT OF HUMAN SERVICES	635 I ST NE (629 I ST NE)	0858 0827
DC PUBLIC SCHOOLS	643 7TH ST NE	0891 0806
RLA REVITALIZATION CORP	717 6TH ST NE	0859 0835
DC HOUSING AUTHORITY	727 5TH ST NE	0833 0818
DC HOUSING AUTHORITY	731 5TH ST NE	0833 0816
DC PUBLIC LIBRARY	811 13TH ST NE	1026 0102
DC PUBLIC LIBRARY	813 13TH ST NE	1026 0103

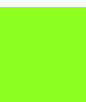
Appendix 3: District-Owned Properties in the H Street, NE NIF Target Area

Department	Property Address	Lot and Square	
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	823 13TH ST NE	1026	2005
DC PUBLIC SCHOOLS	920 F ST NE	0935	0804
DC PUBLIC SCHOOLS	601 G ST NE (659 G ST NE)	0860	0808
HOME AGAIN	KRAMER ST NE	4540	0224
HOME AGAIN	KRAMER ST NE	4540	0225
HOME AGAIN	KRAMER ST NE	4540	0226
HOME AGAIN	KRAMER ST NE	4540	0232
HOME AGAIN	KRAMER ST NE	4540	0233
	0805 7TH ST NE	0889	0015
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	0813 4TH ST NE	0808	0069
HOME AGAIN	1215 WYLIE ST NE	1003	0049
HOME AGAIN	1216 WYLIE ST NE	1003	0085
HOME AGAIN	1217 WYLIE ST NE	1003	0050
DC PUBLIC LIBRARY	1302 H ST NE	1026	0098
DC PUBLIC LIBRARY	1306 13TH ST NE (809 13TH ST NE)	1026	0101
DC HOUSING AUTHORITY	1326 F ST	1028	0173
RLA REVITALIZATION CORP	1330 I ST NE	1026	0834
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	1339 I ST NE	1026	2024
FIRE & EMERGENCY SERVICES DEPARTMENT	1300 FLORIDA AV NE	4068	0828

Appendix 3: District-Owned Properties in the H Street, NE NIF Target Area

Department	Property Address	Lot and Square	
DC PUBLIC LIBRARY	1300 H ST NE	1026	0097
DC PUBLIC LIBRARY	1300 H ST NE	1026	0099
RLA REVITALIZATION CORP	1113 - 1117 H ST NE	0982	0819
HOME AGAIN	1613 KRAMER ST NE	4540	0227
HOME AGAIN	1617 KRAMER ST NE	4540	0229
DEPARTMENT OF YOUTH REHABILITATION SERVICES	1626 KRAMER ST	4540	0290
HOME AGAIN	1627 KRAMER ST NE	4540	0827
HOME AGAIN	1629 KRAMER ST NE	4540	0826
HOME AGAIN	1631 KRAMER ST NE	4540	0825
HOME AGAIN	1632 KRAMER ST NE	4540	0195
HOME AGAIN	1633 KRAMER ST NE	4540	0828
NATIONAL CAPITAL REVITALIZATION CORPORATION	1341 MARYLAND AV NE	1028	0830
HOME AGAIN	315 I ST NE	0776	0050

acknowledgments



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Council of the District of Columbia

Tommy Wells, Councilmember, Ward 6

Community Leadership

ANC 6A, 6C and 5B
Stanton Park Neighborhood Association
Capitol Hill Restoration Society
H Street Main Street