



NEIGHBORHOOD INVESTMENT FUND
GOVERNMENT OF THE DISTRICT OF COLUMBIA

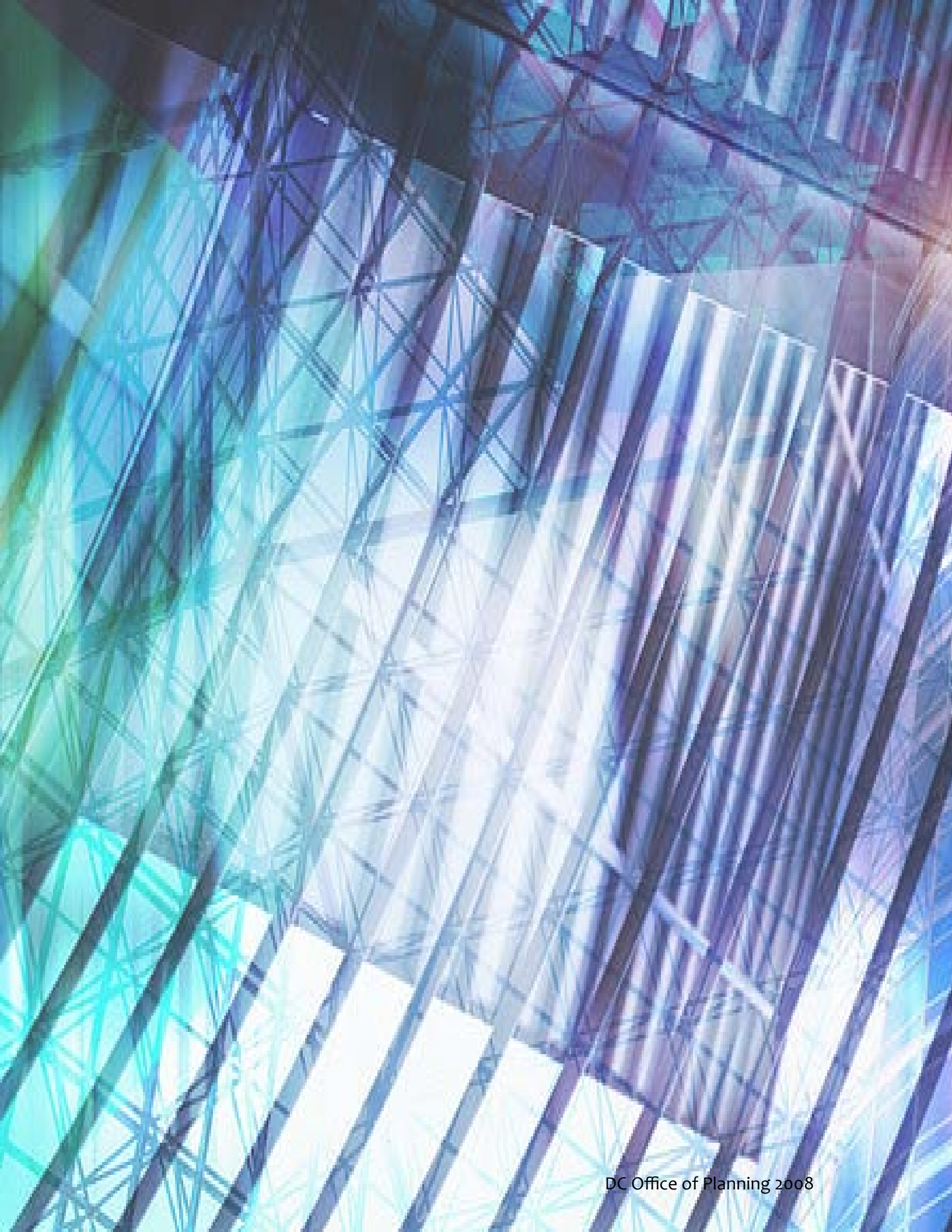
OFFICE OF THE DEPUTY MAYOR
PLANNING AND ECONOMIC DEVELOPMENT



 **Shaw
Investment Plan**

Mayor Adrian M. Fenty

Office of Planning
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introduction



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 Fund 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 following Shaw 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 was integral to the development of the plan and ensuring broad stakeholder support for its recommendations. These partnerships, fostered through the planning process, are integral to the implementation of the investment plan, as many strategies can only be realized through community driven projects.



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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 15% 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.

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 area 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 Logan Circle 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 (PDG), 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. Proposed projects in the Logan Circle 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 is 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 target area, including a demographic portrait and current revitalization initiatives.





Future Site of the O Street Market

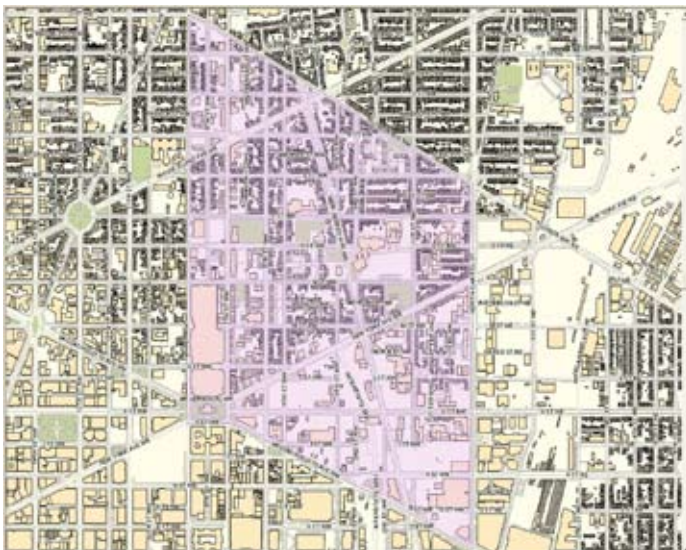
target area background



Neighborhood Context

Statistics used in this chapter were obtained from the DC Office of Planning State Data Center using Census 2000 data, unless otherwise noted.

The Shaw Neighborhood Investment Fund (NIF) area is located primarily within Wards 2, 5, and 6, with a small part within the boundaries of Ward 1. The Shaw NIF area is only 8 sq miles, but it is very densely populated with about 18,000 residents. The NIF area includes the Shaw, Mount Vernon Triangle, and Truxton Circle communities, and is bounded by Florida Avenue to the north, Massachusetts Ave to the south, 9th Street to the west and North Capitol Street to the east.



This neighborhood was originally a collection of camps for freed slaves in the rural outskirts of the original city of Washington during the Civil War. It was named after Colonel Robert Gould Shaw, the commander of the 54th Massachusetts Volunteer Infantry, the first all-Black military company in the Union army. Prior to the Civil War, the area was very rural, with most of the land covered with woods and a few scattered apple orchards. During that period, the 7th Street commercial corridor was known as Rockville Turnpike, which served as the main route for Maryland farmers bringing their goods to the city's public markets.

Immediately after the Civil War, a development boom

expanded the city up through the neighborhood to the Florida Avenue boundary line. New streetcar lines were built along 7th and 9th Streets, allowing residents to commute to jobs downtown, and fostering commercial development along both corridors. As a result both 7th and 9th Streets soon became two of the city's main commercial strips, each extending from Florida Avenue all the way down to Pennsylvania Avenue.

Shaw became a predominantly African American neighborhood in the early 20th century, as segregation in Washington limited housing options for Blacks. In time Shaw became the center of the professional, commercial, educational and cultural life of Washington's black community and many businesses and institutions serving that community were established. Some of the most prominent institutions were: the firm of architect William Lankford (DC's first Black registered architect); the newspaper *The Colored American*; the Washington Conservatory of Music and Expression, which trained many of the city's black musicians; the True Reformer's Hall which was a center for various community meetings and activities, and the Whitelaw Hotel, which was the only luxury hotel in the city where African Americans could stay.



It has been said that during its height that the Shaw neighborhood rivaled New York City's Harlem and Chicago's Bronzeville in cultural significance. This community is also the home of one of America's jazz icons in Duke Ellington, who honed his talent in Shaw's nightclubs as a young man. U Street, which was known at the time as Washington's "Black Broadway", saw a long list of great entertainers perform in the local theaters and clubs such as Cab Calloway, Louis Armstrong, Pearl Bailey, Nat King Cole, Jelly Roll Morton, and Billy Eckstine.

The neighborhood began to decline after the end of housing segregation in the 1950s, which made it possible for African Americans to buy homes in other areas of the District and in the outer suburbs. In 1968, the riots sparked by the assassination of Dr. Martin Luther King, Jr. further devastated the neighborhood.

The riots hit Shaw's commercial corridors the hardest as many long standing businesses along 7th, 9th and North Capitol Streets were destroyed and many were properties long left vacant and abandoned. Urban renewal efforts in the 1970s and 1980s also hindered any commercial development as a number of large apartment buildings and public facilities were built along 7th and 9th streets disrupting the retail corridor.



Current conditions in the Shaw NIF both reflect the history of this community as well as the recent neighborhood revitalization. This creates an interesting dichotomy between where the neighborhood is coming from and where it is going. Take housing for example, the Shaw NIF area itself is primarily residential with most of commercial activity clustered along 7th Street, Florida Avenue, 9th Street, within the Mount Vernon triangle and along North Capitol Street. The residential areas hold about 8,400 housing units, most of which are located within the northern half of the target area. An indicator of the exodus of more affluent families spoken of earlier is the fact that although most of the housing in the NIF area are 1-2 family homes, approximately 75% of the population rent their homes. This puts the homeownership rate in this community 16% below the District average. Although the homeownership rate has increased some since the

2000 Census, overall this area is still predominately a renter community. In addition, in 2000, 26.5% of the households in the target area were below the poverty line, which was nearly 10% above the city average. That being said, according to the Urban Institute's 2006 Housing Monitor Report, the price of a single family home in the Shaw area rose steadily at over 25% each year from 2001 to 2006 (the District as a whole rose 14% annually). Overall the median price of a home in this area went from \$205,500 in 2001 to \$574,800 in 2006, an increase of 180% (all values adjusted for inflation). In addition, this area has seen a vast increase of the number of available new condominium units. In 1996, there were only 67 condo sales in the Shaw area, in 2005 there were 499 condominium sales. That represents a 645% jump in sales, in comparison condo sales throughout the district only saw a 308% increase. Typically areas with a high rental population and such a high percentage of households in poverty do not see housing values or housing demand increase like this in such a short period of time.

This dynamic is also evident in the retail market for this area as well. According to a 2007 estimate from the Washington D.C. Economic Partnership, the median household income in the target is approximately \$40,000, a little less than ½ the Washington DC metropolitan statistical area estimate. The unemployment rate for this area in 2000 was at 15%, which was nearly double the Ward 2 rate and 61% of the adult population only had a high school education or less. These statistics illustrate there were serious economic issues in the area, and yet there has been consistent retail growth to where the Washington DC Economic Partnership is estimating that this area can support an additional 78,000 to 104,000 sq feet of retail (about 35 to 55 new stores). Today 7th and 9th Streets alone currently hold 106 retail stores, and in the near future the DC Convention Center Hotel and Broadcast Center One will both be located on these corridors where less than ten years ago they were notorious for vacant storefronts and crime.

In addition to the private investment in the Shaw target area, the District government has also spent significant time working with community stakeholders

to guide public and private investment through several initiatives:

Major Planning initiatives

Center City Action Agenda 2008

The Center City Action Agenda is a bold economic and place-making initiative for Central Washington that aims to spur additional investment in emerging neighborhoods that surround the City's traditional downtown and stretch to include three distinct waterfronts. These areas include:

- Poplar Point/Anacostia
- Capitol Riverfront (Ballpark and SE Waterfront)
- Southwest Waterfront
- NoMa
- **Northwest One**
- **Mount Vernon Triangle**
- **Mount Vernon Square District**

The CCAA provides a strategic implementation plan for growing job opportunities by creating new employment centers and greener neighborhoods. It recommends focusing investment in the following four areas: Places, Transportation, Corridors, and Economic development. Four Overarching Objectives are defined: 1) DC Residents First; 2) Great Places and Experiences; 3) Sustainable, Globally Competitive and Locally Prosperous Neighborhoods; and 4) Transportation Choice and Walkable Streets.

Great Streets

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 7th Street and Georgia Avenue, NW corridor is designated as a Great Street. Through the Great Streets Initiative, the District is working with private and not-for-profit developers to develop key public and quasi-public owned parcels including the restoration of the historic Howard Theatre, and Broadcast Center One -- the future headquarters for Radio One.

Mount Vernon Triangle Transportation and Public Realm Design Project

The Mount Vernon Triangle neighborhood is experiencing significant redevelopment with proposed projects on several major sites. The many new residences and businesses will impact pedestrian, bicycle, and vehicle conditions within and around the neighborhood.

The District Department of Transportation (DDOT), in collaboration with the District of Columbia's Office of Planning (OP), investigated transportation management improvement options in the Mount Vernon Triangle area, and coordinated that work with the development of a schematic design for the streetscape and public realm. The purpose of this study was to examine existing transportation conditions in the study area and project future transportation conditions related to proposed development and public realm designs, and to develop short-term, mid-term, and long-term transportation management and infrastructure improvements. This project was completed in Spring of 2006.

Convention Center Area Strategic Development Plan

The study area for this plan included the area bounded by New York Avenue, Massachusetts Avenue, 12th Street, Vermont Avenue, U Street, Florida Avenue, and New Jersey Avenue. The purpose of this plan was to realize several key objectives:

- Strengthening Neighborhood Businesses— Retaining existing businesses and attracting new businesses in Shaw through capital investment, meeting the needs of visitors and tourists, and creating job opportunities and tax revenues for local services
- Generating Quality Housing—Preserving historic housing and creating additional housing that will contribute to ensuring this community remains demographically diverse and will continue to offer a wide range of housing types, and
- Improving the Public Realm— Balancing the need for pedestrian and vehicular movement; coordinating the activities of critical District agencies; and, creating a streetscape environment that draws from the corridor's existing character and accommodates contemporary business requirements

This plan was completed in June of 2005 and implementation is on-going.

Mount Vernon Square Design Workbook, Washington, DC

In 2004, the DC Office of Planning produced *Mount Vernon Square: A Design Workbook for the Mount Vernon Square District, Washington, DC*. The Workbook outlines a vision for the Mount Vernon Square District, defines the area using an urban design framework and proposes tools to implement the strategies that will help to make the District a dynamic, unique, destination for DC residents, workers and visitors alike.

Northwest One New Community Project

The New Communities Initiative focuses on neighborhoods where older public housing developments are located and where high concentrations of poverty and crime exist. The goal of the initiative is to redevelop the neighborhoods into healthy, vibrant communities for current and future residents. The Northwest One New Community is the District's first New Community project. Comprised of five low-income housing complexes, it is located between North Capitol Street on the east, New York Avenue on the north, New Jersey Avenue on the west and K Street on the south.

The Plan proposes building more than 1,630 new units of housing (apartments, condos and townhouses) priced for buyers and renters at all income levels. In addition to the housing, a new 21,000 square foot clinic, more than 40,000 square feet of retail and 220,000 square feet of office space is also included.

In addition to the public planning and investment initiatives in the area, the private sector has also been very dynamic over the last two years responding well to the groundwork laid by the District's planning efforts. The following projects are a few recent examples:

Major Development

Convention Center Hotel

901 Massachusetts Avenue, NW
A 1434 room hotel with 100,000 sq. ft. of meeting

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space and approximately 600 new parking spaces.
Developer(s): Marriott International , RLJ
Development , Quadrangle Development
Status: Planned

CityMarket at O Street

707 O Street, NW
Current plans call for a mixed-use project which will include approximately 500 - 600 apartments and condos, over 70,000 sq. ft. of retail, including a new 65,000 sq. ft. Giant Food grocery store, a 180-room hotel and about 780 parking spaces.
Developer(s): Roadside Development
Status: Planned

Yale East

437 New York Avenue, NW
The Yale Laundry site, located in the 400 block of New York Avenue, will be developed into two buildings; Yale East, will be a nine to twelve story, 131-unit building, Yale West, will be approximately 130 units in a new building.
Developer(s): IBG Partners LLC
Status: Under Construction

Flats at Blagden Alley

917 M Street, NW
Initial plans call for about 59 apartments and 2,500 sq. ft. of retail at 9th & M Streets, NW. Currently, the project is a rental property.
Developer(s): Walnut Street Development
Status: Planned

1713 7th Street

1713 7th Street, NW
The project will be a 5-story, 32-unit apartment building with ground floor retail. The apartments will range in size from a three-bedroom at 2,000 sq. ft. to efficiencies about 650 sq. ft.
Developer(s): United House of Prayer
Status: Under Construction

1440 Rhode Island Avenue

1440 Rhode Island Avenue, NW
The Braxton Hotel, which is two blocks west of Logan Circle, will be renovated into an 86-room inn. Four additional stories built on top of the existing four-story building.
Developer(s): Castle Development Corporation

Status: Planned

Madrigal Lofts

811 4th Street, NW

The Madrigal Lofts, part of the Mount Vernon Place mixed-use development, is a 12-story, 259 condominium project located at the southwest corner of 4th and I Streets, NW.

Developer(s): Quadrangle Development, Wilkes Company, The

Status: Under Construction



O Street Market

The Sonata

301 Massachusetts Avenue, NW

The Sonata, part of the Mount Vernon Place mixed-use development, is one of two towers that will create a dramatic gateway to Mount Vernon Place from Massachusetts Avenue. The 12-story building features 75 condo units with loft-style design and includes eight penthouses.

Developer(s): Quadrangle Development, Wilkes Company

Status: Completed



Yale East Tower

As a result of both the private and public investment in this NIF target area, things are changing rapidly. Which has caused the residents to raise concerns about the neighborhood's ability to retain its character and ensure that new development and activity are properly integrated into the community. It is also vitally important that the benefits of this increased economic activity are shared by all residents and an equitable, as well as vibrant, community is reborn in Shaw.

The NIF program is one avenue addressing these concerns by enabling local non-profit agencies to proactively develop programs & initiatives and connect residents to existing resources in order to assist revitalization from within.



Northwest One Development

creating the plan



Creating the Plan

The Office of Planning used a two step process to formulate the Shaw Target Area Investment Plan. First, OP determined community priorities by reviewing all recent plans and policies that affect the Shaw NIF area. These documents included the 2006 DC Comprehensive Plan Near Northwest Area Element, Strategic Neighborhood Action Plans (SNAPs) 7 and 8, the Convention Center Area Strategic Development Plan. The planning process for each of the above referenced plans included significant public outreach and involvement. The plan review provided important insight on what the community felt were its most important concerns and how the NIF Funds might be directed to best address them.

- *The 2006 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 Logan Circle NIF area lies within the portion of the Near Northwest Area Element. (completed and adopted by DC Council 12/2006)
 - *The Cluster 7 and 8 Strategic Neighborhood Action Plans (SNAPs)*- the Cluster 7 and 8 SNAPs detailed the top priority issues in the neighborhood cluster, as identified by Ward 1,2, 5,6 residents. The DC government used the SNAPs to inform and guide decisions on prioritizing city services and capital investment during the William Administration. The Cluster 7 and 8 SNAPs include the neighborhoods of: Logan Circle/ Shaw, Truxton Circle, Mount Vernon Square. (completed 10/2002)
 - *Convention Center Area Strategic Development Plan* – Using feedback received from over 200 participants
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including citizens, businesses, nonprofit organizations, and government agencies at four community workshops, this plan provides community recommendations in the areas of local business, quality housing and public realm. The study area for this plan includes the area bounded by New York Avenue, Massachusetts Avenue, 12th Street, Vermont Avenue, U Street, Florida Avenue, and New Jersey Avenue. (completed June 2006)

- *DUKE: Framework for a Cultural Destination for Greater Shaw/ U St.* -The Duke plan outlines specific development and use targets between the Shaw-Howard University and U Street/African-American Civil War Memorial/Cardozo metro stations. The plan provides guidance in public policy decision-making to District agencies and commissions on affordable housing needs, local business development, existing and new cultural facilities and programming, quality public realm investments, transportation and traffic, zoning and local resident participation. (Completed and adopted by DC Council June 2005)
- *U St./ Shaw/ Howard University Transportation and Parking Study* - In 2005 the DDOT Transportation Policy and Planning Administration conducted a comprehensive study of transportation needs in the Greater U Street area. This study provides a small area master plan for the implementation of system improvements. (estimated improvement completion 2009)
- *Northwest One Redevelopment Plan* - The Northwest One New Community is the District's first New Community project. Comprised of five low-income housing complexes, it is located in Ward 6, between North Capitol Street on the east, New York Avenue on the north, New Jersey Avenue on the west and K Street on the south. In late 2007, the District has selected One

Vision Development Partners as its partner for Northwest One.

- *Mount Vernon Triangle Transportation and Public Realm Design Project*- The purpose of this study is to examine existing transportation conditions in the study area and projected future transportation conditions related to proposed development and public realm designs, and to develop short-term, mid-term, and long-term transportation management and infrastructure improvements. (completed in March 2006)
- *NoMA Vision Plan and Development Strategy*- The NoMA area presents an incredible opportunity for the District, with the possibility of well over 20 million square feet of development. If the land is developed with a 50/50 mixture of commercial office and residential uses, with a substantial amount of ground floor retail, it could be a major new neighborhood – vibrant, healthy and serving as an attractive connection between the Near Northeast and Eckington on the east and north, and Mount Vernon Triangle, Northwest One, Shaw, Bates and Bloomingdale on the west and south. (completed in 2006)

A variety of development goals and concerns are outlined and addressed within these plans, and while they all vary, some common themes arose that are relevant to the revitalization goals of the NIF program:

- *Affordable Housing*: With some of the highest housing costs in the District, the long term preservation of affordable housing in the target area is a critical issue. NIF Funds can be used to complement existing District housing programs that assist in preservation as well as acquisition and development of affordable housing.
- *Retail*: The community surrounding the commercial core in Shaw has tremendous spending abilities with the average annual consumer expenditure per household around

\$22,800, slightly more than half of the average median income for the area (Source: ESRI, 2007 Estimates and Projections). Residents can continue to support new retail while helping to support the already established neighborhood retail.

- *Public Realm Improvements*: The community feels strongly that continued improvement of the public realm will help to encourage and enhance the business developments that are desired within the community. NIF Funds can be used to help support efforts in improving the public realm.

Additionally, the NIF legislation identifies specific goals that are of importance to each target area. Among the goals of this target area are preserving affordable housing, including project based Section 8 housing, housing code enforcement and receivership of slum properties, acquisition, preservation, and redevelopment of 15 to 20 multifamily buildings for low-income residents, development of special-needs housing paired with social service delivery systems, and better library and recreation facilities, especially for neighborhood youth.

While it was important to build upon what the community had already expressed through recent planning processes, OP also provided opportunities for new input on emerging priorities. The Office of Planning in addition to the plan review, held two public NIF investment strategy workshops to hear the community's perspective on which issues would be best addressed using NIF resources. Both meetings were held at Shaw Junior High School at 925 Rhode Island Ave NW on May 29 and June 12, 2008. The objective of each meeting was to present the information from the Office of Planning's plan reviews, to receive input on the investment goals and to have participant prioritize areas that would be the focus of NIF investments.

During these meetings the Office of Planning presented the results of the plan review. 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 a consensus on which areas should be prioritized in this investment plan.

The public also provided new ideas on new strategies and goals that may not have been extracted from the initial plan review that they felt needed to still be addressed.

Outreach was conducted for these meetings through repeated postings on community listservs, advertisements in the CityPaper and East of the River newspaper, direct e-mails to political and civic community leaders, and ANC mailings. In addition to attending civic and community meetings, the Office of Planning also distributed notices and meeting information to various merchants and property owners within the target area.

The next section discusses the final goals and strategies that will strategically focus NIF resources in the Shaw area.



investment goals & strategies



Shaw NIF Area Investment Goals and Strategies

What follows is an investment plan for the Shaw 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.

The goals and strategies outlined below are designed to guide NIF investment in the Shaw Target Area over the next five years. As such, they include broad, long range 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.

NIF Investment Goals and Strategies

Goal 1: **Preserve the long term affordability and maintain the quality of existing affordable housing units**

Strategy 1: Fund, the expansion of existing or the creating of new, programs to assist in finding affordable units, transitioning to homeownership, housing rehabilitation, or home energy efficiency programs

Goal 2: **Develop vacant lots and rehabilitate vacant buildings**

Strategy 1: Target pre-development & acquisition assistance to redevelop vacant and abandoned properties and structures for residential or mixed-use development throughout the entire NIF area.

Goal 3: **Improve the quality of neighborhood retail along the 9th Street, 7th Street, Florida Avenue, Rhode Island Avenue, North Capitol Street corridors and within the Mount Vernon Triangle area.**

Strategy 1: Support the development of a small business incubator spaces to house shared business services and small business technical assistance programs to foster and develop local entrepreneurialism

Strategy 2: Fund the development and distribution of promotional materials of existing District and non-District government small business programs and events.

Goal 4: **Develop a clean, safe and attractive public realm through community stewardship and beautification activities**

Strategy 1: Fund new or existing programs and events that focus on public space maintenance and / or beautification

Strategy 2: Create new or expand existing programs to provide commercial business owners with improved exterior safety and lighting improvements along the 7th street, 9th Street and North Capitol Street corridors.

Goal 5: **Improve opportunities for youth entrepreneurship and career development**

Strategy 1: Create new or expand existing programs to connect area youth with the Shaw NIF area business community to develop job training, placement and/or apprenticeship opportunities

These goals and strategies are specifically designed to target the existing shortfalls in a community on the rise and to help foster that growth equitably amongst all the residents. As the continued development of residential property and increasing commercial interest in this community continues to grow, the need to preserve the existing affordable and diverse fabric of this community remains a high priority. It must be noted that NIF funding alone can not fully address all these needs. There are a number of existing resources and programs offered by both Government and non-government sources that when strategically paired with focused NIF resources can contribute significantly to the problem.

Investment Goal #1

Preserve the long term affordability and maintain the quality of existing affordable housing units

Strategy 1: Fund, the expansion of existing or the creating of new, programs to assist in finding affordable units, transitioning to homeownership, housing rehabilitation, or home energy efficiency programs

Although a need for affordable housing has been identified, there are different types of affordable housing and there is a question of which type is the primary need in this community. Strongly related to this is the need for a baseline assessed of affordable housing demand and supply in the target area. As recommended below, DCHD should lead a process to assess these conditions to determine what is needed in this target area.



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Once the housing needs are identified, making sure that those who are in need are matched up with the resources that are available become paramount. There are also a number of development tools, programs and other non-district resources available that may go unnoticed. It is imperative that information on accessing these resources put into the hands of those in the community who need them most.

In addition there are also District sponsored energy efficiency programs that can aid homeowners with rising energy costs. Programs from both the public and non-public sector can have a great impact on homeowners in the neighborhood on fixed-incomes or earning low wages.

NIF funds can be used by eligible non-profits to create pamphlets, booklets, websites, flyers, etc that can be regularly distributed to residents to insure that they are aware of what is out there to help them maintain, preserve or even find affordable housing units; technical assistance for limited equity co-ops, or code enforcement reporting training to help residents properly report housing code violations to the city. (All programs must conform to the DC Language



Access requirements)

Other DC Programs, Initiatives and Tools

It is recommend that DHCD conduct an affordable housing needs assessments within the NIF area to determine what are types of affordable housing is needed in the area and for whom. (ex. senior housing, affordable homeownership opportunities, workforce rental housing, etc); and how their resources can be better utilized in the target area.

In addition, the District government has four Homeowner Opportunities programs (*such as the Home Purchase Assistance Program, and the Single Family Residential Rehabilitation Program*), five Affordable Housing Development programs (*such as the First Right Purchase Assistance Program, and the Tenant Purchase Technical Assistance Program*) and three Housing Community Development programs (*the Multi-Family Housing Rehabilitation Loan Program, Housing Finance For Elderly, Dependent, and Disabled, and the Housing Production Trust Fund Program*) that can be accessed and utilized to preserve and develop affordable housing units in the area.

There are programs such as The Low-Income Home Energy Assistance Program (LIHEAP), Residential Assistance Discount (RAD), and the Washington Area Sewer Authority (WASA) Customer Assistance Program (CAP), among others.

Investment Goal #2:

Develop vacant lots and rehabilitate vacant buildings

Strategy 1: Target Pre-development & Acquisition assistance to redevelop vacant and abandoned properties and structures for residential or mixed-use development throughout the entire NIF area.

It can be said that part of the reason that affordable housing in this area is becoming increasingly scarce is the number of underutilized housing properties reducing the supply and driving up demand (higher demand = higher housing costs). A recent count by DCRA has estimated that there are currently 142 vacant properties in the Shaw NIF area (10 vacant lots, 132

vacant buildings). The area has come quite a ways from where it was in 2000 when the vacancy rate was at 14%, (4% higher than the District average) which roughly translates into 1 out of every 7 properties being vacant. Although progress has been made, the community has expressed that the existing vacant properties have proven to be a nuisance and addressing the remaining vacancies is an issue. This strategy states that NIF funding can be used by eligible non-profits to assist in the acquisition of vacant or underutilized properties to build either affordable rental or for-sale units.



By funding items such as predevelopment fees or acquisition costs, eligible non-profit affordable housing developers will have the opportunity to keep pace with the market rate development community and provide alternative housing choices to area residents.



In addition the community has also expressed that vacant properties located along commercial corridors be developed as mixed-use to maintain the retail aspect of the commercial areas.



Other DC Programs, Initiatives and Tools

The District, through DHCD programs such as New Construction Assistance, Site Acquisition Funding Initiative and the Homestead Housing Preservation Program are able to assist local non-profits in transforming vacant properties into the development of units of affordable housing.

Investment Goal #3:

Improve the quality of neighborhood retail along the 9th Street, 7th Street, Florida Avenue, Rhode Island Avenue, North Capitol Street corridors and within the Mount Vernon Triangle area.

Strategy 1: Support the development of a small business incubator spaces to house shared business services and small business technical assistance programs to foster and develop local entrepreneurialism

As the NIF area has seen the housing market revitalized over the last decade, the local retail market has begun to follow suit. According to the Washington DC Economic Partnership, there are well over 250 small businesses within the Shaw NIF area. In fact there are 106 businesses along the 7th and 9th street corridors alone. Recent market assessments for the area have stated that the general Shaw NIF area has annual retail sales over \$150 million and with the growing population actually has the capacity to support nearly 100,000 square feet of additional retail (approximately 50 more retail stores @ 2,000 sq ft each.) The community and research has suggested that the capacity of the current retail stores needs to be upgraded and opportunities for local resident to tap into this emerging need to be expanded. One of the biggest barriers to emerging entrepreneurs has access to office equipment, access to information, and mentoring. This strategy seeks



to use NIF funds in conjunction with eligible non-profits to develop sites where local small business owners could have access to shared fax machines, copiers, the internet, meeting rooms, etc. These sites would also be places where these entrepreneurs could network, receive information on District and non-District sponsored programs, take classes in small business finance or marketing, or simply receive business counseling.

Strategy 2: Fund the development and distribution of promotional materials of existing District and non-District government small business programs and events.

In conjunction with the first strategy, NIF funds can be directed toward the development of materials that would be made available within these incubator spaces. There are a number of non-District as well as District government entities that provide small business programs and services to the Shaw NIF area. Organizations such as the Washington DC Small Business Center Network, the District Dept of



Small and Local Business Development, U.S. Small Business Administration, and others have programs, funding opportunities and technical services that can greatly impact a small business. NIF funds can be used by eligible non-profits to create pamphlets, booklets, websites, flyers, etc that can be regularly distributed to Shaw area business owners to insure that they are aware of what is out there to help them upgrade and expand their enterprise.

Other DC Programs, Initiatives and Tools

Dept of Small and Local Business Development continuously hosts community awareness programs and participates in ongoing market promotion. It conducts business seminars, conferences, exhibits and outreach forums throughout the calendar year, and notifies CBE program participants of various procurement opportunities and technical assistance programs that are available outside of District government. DSLBD collaborates with District-based business development centers and local universities to deliver technical assistance to DC businesses. DSLBD's strategic partners include the US Small Business Administration Washington District Office, the Washington, DC Small Business Development Center and the Greater Washington Board of Trade.

Investment Goal #4:

Develop a clean, safe and attractive public realm through community stewardship and beautification activities

Strategy 1: Fund new or the expansion of existing programs and events that focus on public space maintenance and / or beautification



As the housing market expands and the retail activity increases in the Shaw NIF area, there are more people on the streets, more people shopping locally, and potentially more families settling into the community. As both long term and new residents become more and more involved in local activity, the long standing concerns about the quality of the public realm in this area remain paramount. The community strongly expressed a desire to see a more attractive and clean public space environment throughout the neighborhood.

The goal of this strategy is to channel resources toward both new and existing efforts to enhance the public space in the NIF area. NIF funds could be used by eligible non-profits to; support trash clean-up events, Adopt a Block type programs, street planters and flower boxes, graffiti removal programs, etc. Although the Dept of Public Works, the District Dept of Transportation, and the Dept of Parks and Recreation are actively engaged in these types of activities, NIF funds (which cannot be used to duplicate or replace funding for activities District agencies are budgeted to do) can be applied to augment city efforts.

Strategy 2: Create new or expand existing programs to provide commercial business owners with improved exterior safety and lighting improvements along the 7th street, 9th Street and North Capitol Street corridors.

Another important aspect of the development of the community public realm is the issue of public safety. The community has strongly expressed through public forums from the SNAP plans in 2002 to the community meetings held in Spring 2008 that safety concerns along the neighborhood commercial corridors is integral to overall neighborhood revitalization. The corridors along 7th St, 9th St, and North Capitol St were particularly identified as places where a targeted investment would have the greatest impact. Recent studies conducted by the International Crime Prevention Through Environmental Design (CPTED) Assoc states that about 90% of street crime occurs after dark, and that the most important CPTED security feature is lighting. According to



this association, increased lighting leads to; less vandalism, fewer break-ins, improved feelings of security amongst pedestrians, fewer assaults, and increased use of public areas resulting in more “eyes on the street”. This strategy seeks to utilize NIF funds in conjunction with eligible non-profits to provide funds to local business owners to install exterior lighting fixtures, or “see-through” roll down gates and/or upgrade existing ones. With these exterior enhancements the objective is to illuminate these commercial streets after dark, and foster a safer environment.

Other DC Programs, Initiatives and Tools

Another resource to address safety and crime issues is to utilize education materials provided by the Metropolitan Police Department. MPD has downloadable and print versions of personal safety tips brochures in the following areas:

- Burglary Prevention
- Carjacking
- Gangs: Understanding and Avoiding Gangs
- Guarding Against Robbery and Assault
- Protecting Your Vehicle
- Safety Tips for Runners and Walkers
- Theft & Pickpocket Prevention

Investment Goal #5:

Improve opportunities for youth entrepreneurship and career development

Strategy 1: Create new or expand existing programs to connect area youth with the Shaw NIF area business community to develop job training, placement and/or apprenticeship opportunities

Throughout the community input process, the issue of neighborhood youth engagement became one of paramount importance. There is a sense that the number opportunities for youth engagement are very small and the resources are scarce. As a result many

young people are turning to negative activities which are having an adverse affect on the community at large. Thoughts were expressed about connecting the area’s youth to the overall revitalization efforts on-going throughout the community. The community has expressed those younger residents in the area, especially young men between the ages of 18-22, need employment services and job placement assistance.



This idea was taken a step further and idea of connecting these residents with the Shaw NIF area business community.

This strategy is targeted toward not only providing additional educational options for the area’s youth but also developing their economic opportunities. NIF funds can be used by eligible non-profits to create or expand programs that connect youth with local retailers looking for workers, develop trainings for both the local business owner and / or the young worker on apprenticeships, job skills, entrepreneurialship, etc.

Other DC Programs, Initiatives and Tools

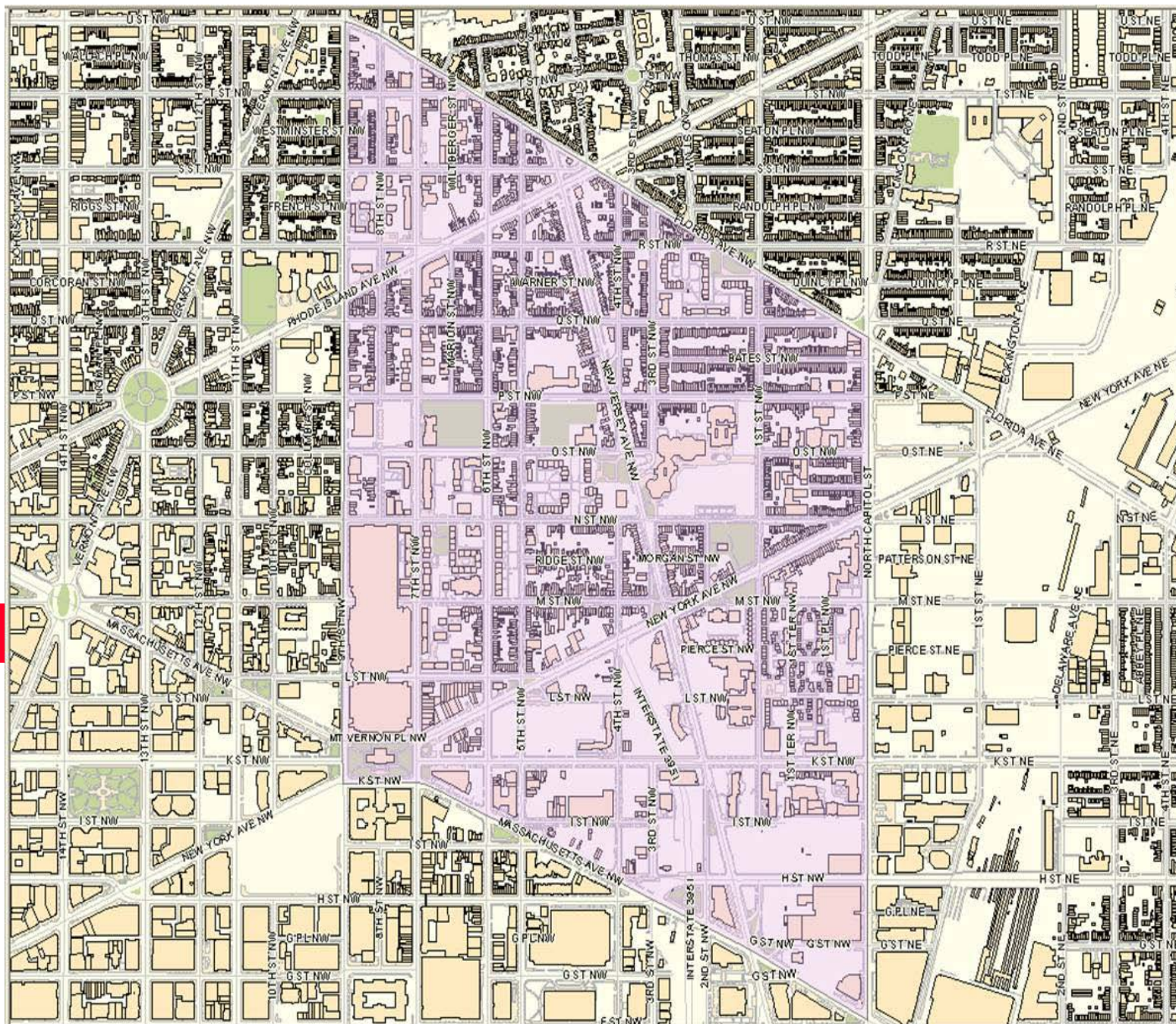
The Department of Employment Services (DOES) has several summer and year-round programs to help young people in the District of Columbia make a smooth transition to the 21st Century workforce. The Passport to Work Youth Employment Services programs are designed to help young adults gainvaluable skills and training experience needed to succeed in the labor market, classroom, and society.

The Transitional Employment Program (TEP) provides valuable opportunities for District of Columbia residents who reside in areas with high unemployment and/or poverty levels. The program provides supportive services, basic education, job coaching, employability, life skills and limited vocational training, as well as job search assistance.

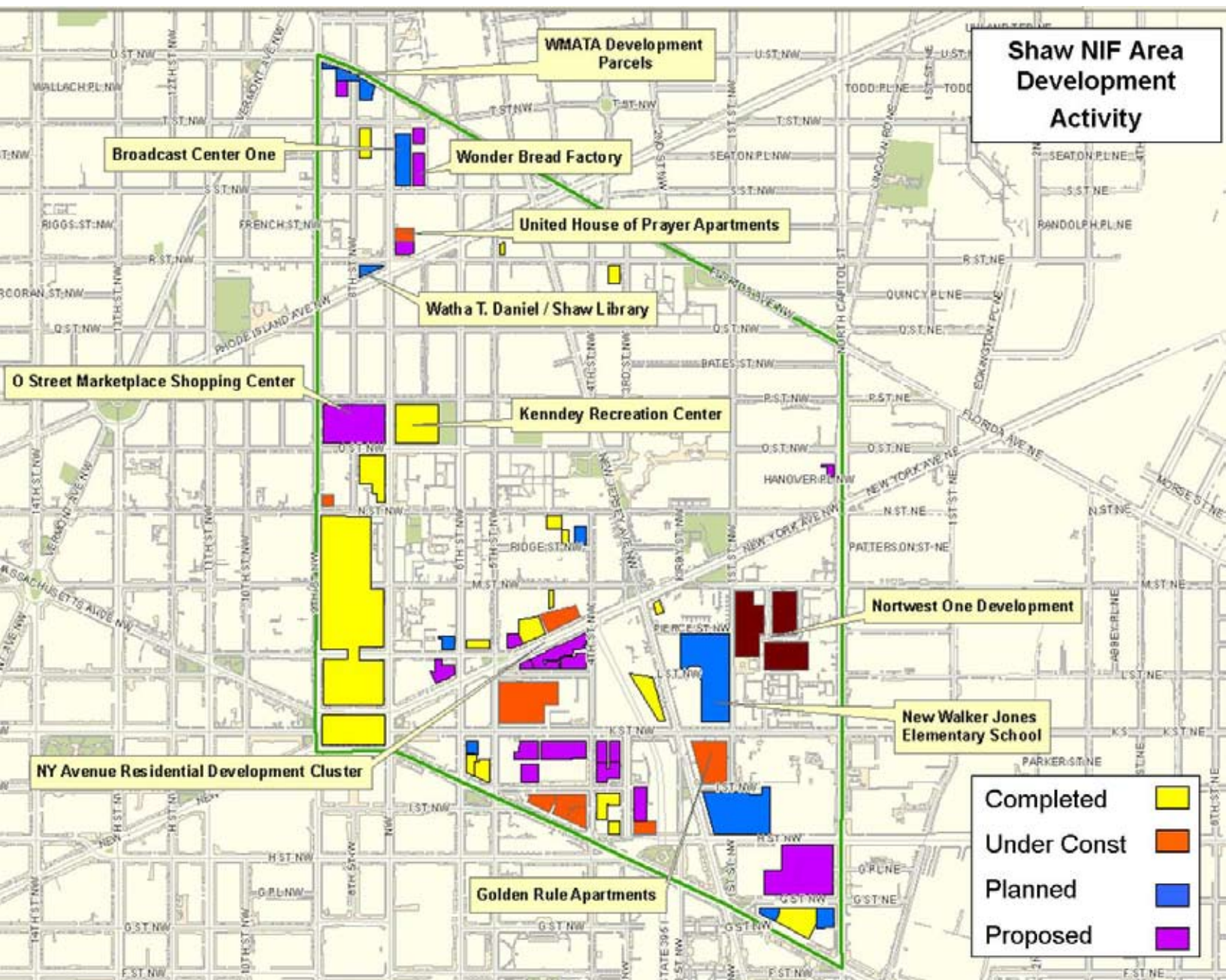
appendix

target area maps
District owned properties list

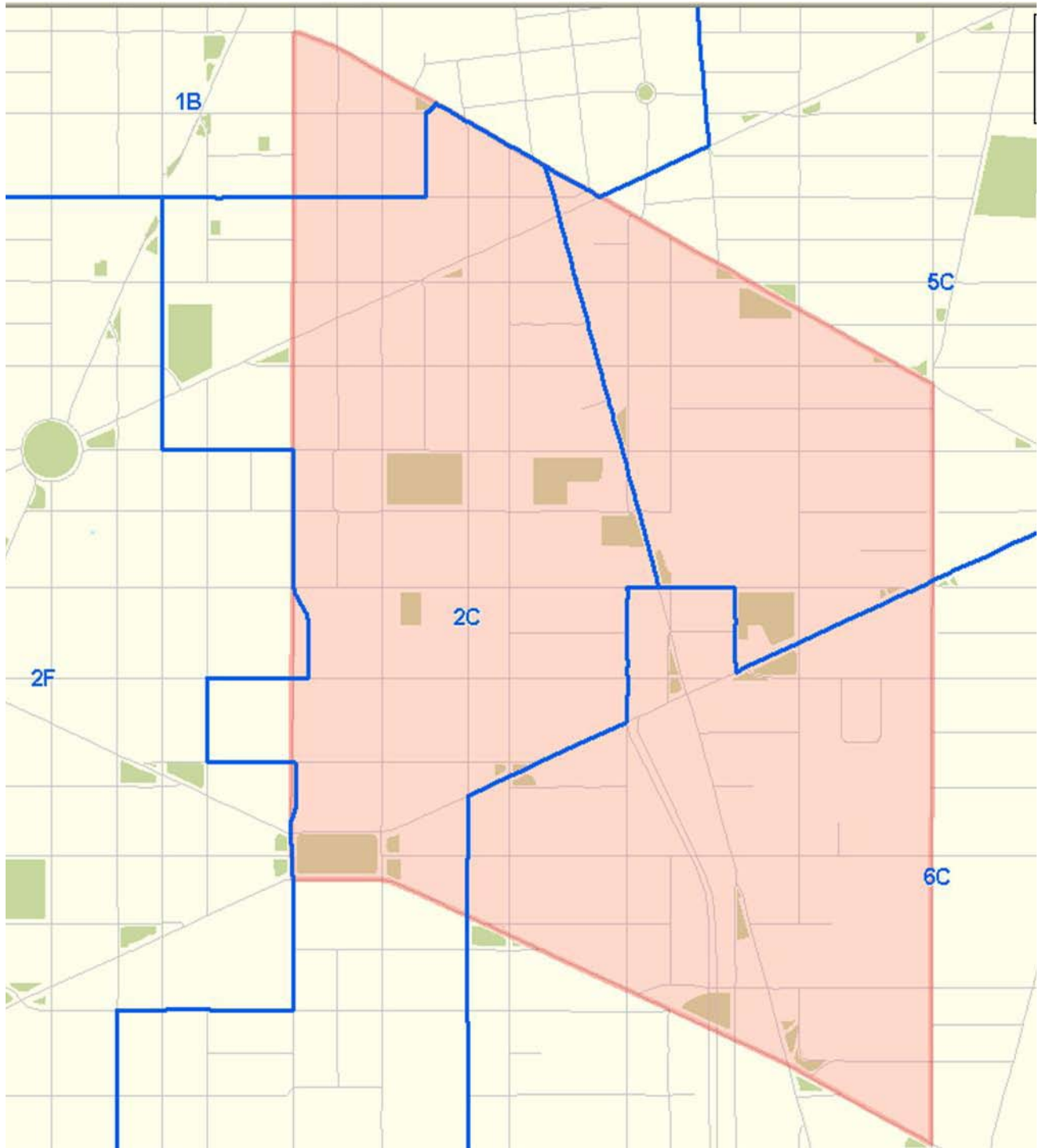




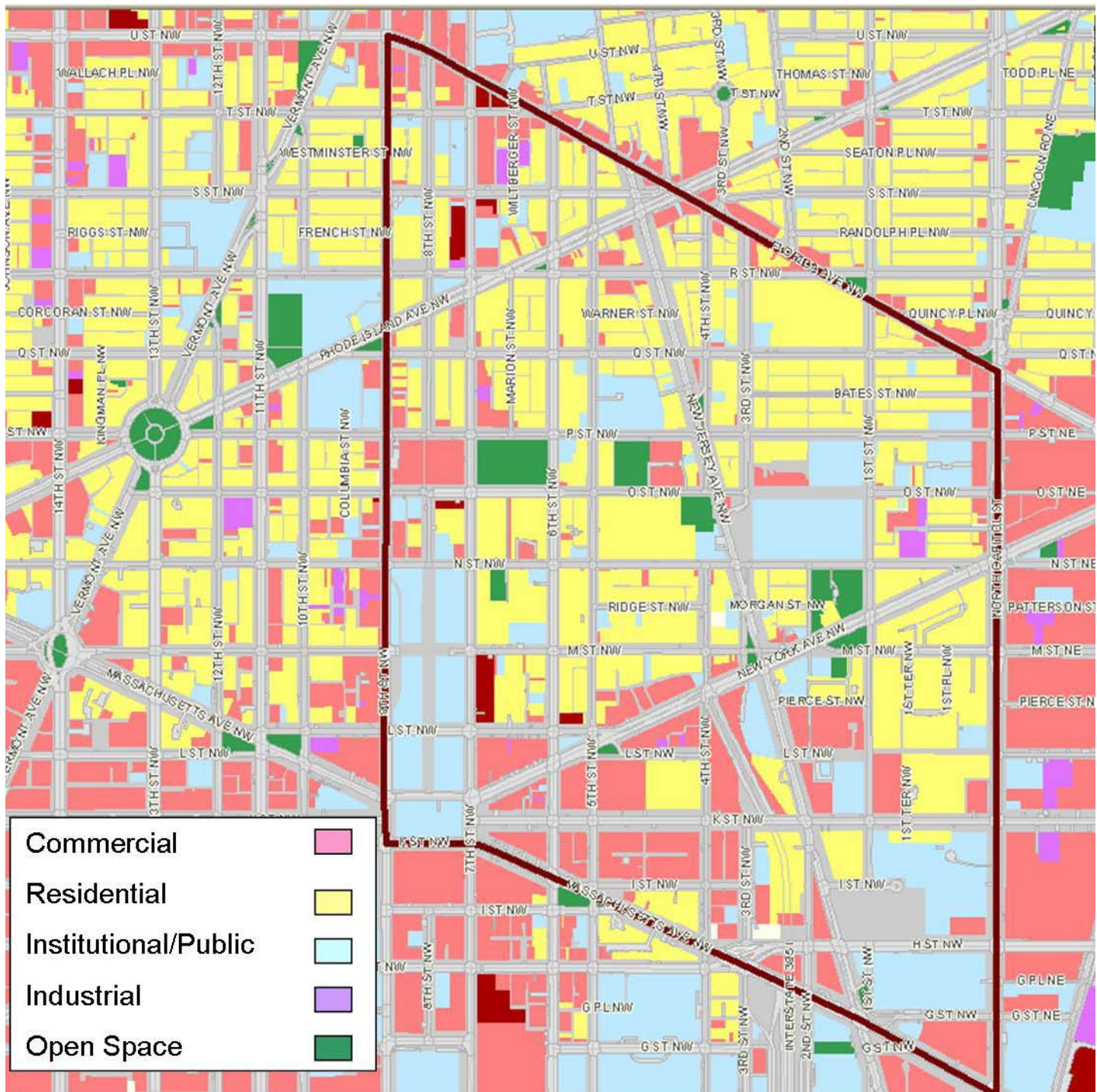
Shaw Target Area Map



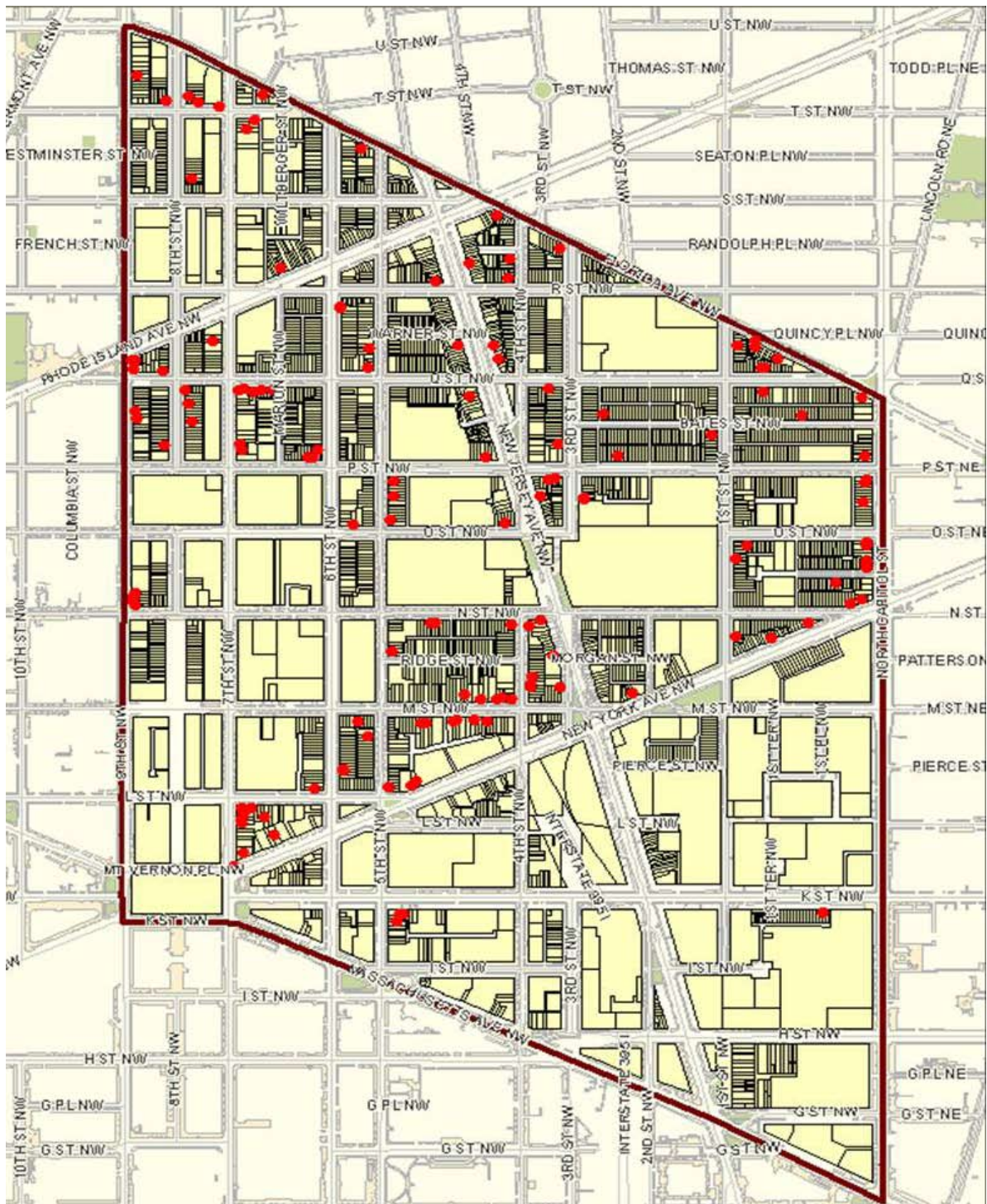
Shaw Area Development Activity



Shaw Target Area ANC
Map



Shaw Land Use Map



Shaw Area Vacant Properties

District Owned Properties

Shaw

Department	Property Address	Lot and Square
DEPARTMENT OF HUMAN SERVICES	0611 N ST NW	0447 0888
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	0128 M ST NW	0557 0898
FIRE & EMERGENCY SERVICES DEPARTMENT	1302 NEW JERSEY AV NW (1300 NEW JERSEY AVE NW)	0522 0814
FIRE & EMERGENCY SERVICES DEPARTMENT	1304 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0048
DC PUBLIC SCHOOLS	1305 NEW JERSEY AV NW	0554W 0801
FIRE & EMERGENCY SERVICES DEPARTMENT	1306 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0047
DC PUBLIC SCHOOLS	1307 - 1309 NEW JERSEY AV NW	0554W 0802
FIRE & EMERGENCY SERVICES DEPARTMENT	1308 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0870
FIRE & EMERGENCY SERVICES DEPARTMENT	1310 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0923
FIRE & EMERGENCY SERVICES DEPARTMENT	1312 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0922
FIRE & EMERGENCY SERVICES DEPARTMENT	1314 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0921
DEPARTMENT OF PARKS & RECREATION	1507 7TH ST NW	0445 0191

Department	Property Address	Lot and Square
NATIONAL CAPITAL RE VITALIZATION CORPORATION	1520 NORTH CAPITOL ST NW	0615 0842
DC HOUSING AUTHORITY	1527 6TH ST NW	0478 0803
RLA REVITALIZATION CORP	1336 8TH ST NW	0399 0068
HOME AGAIN	1818 6TH ST NW	0441 0044
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	16 FLORIDA AV NW	0615 0152
FIRE & EMERGENCY SERVICES DEPARTMENT	1316 4TH ST NW (1300 NEW JERSEY AVE NW)	0512 0920
DEPARTMENT OF PARKS & RECREATION	1318 NEW JERSEY AV NW	0522 0812
DEPARTMENT OF PARKS & RECREATION	1320 NEW JERSEY AV NW	0522 0801
DEPARTMENT OF PARKS & RECREATION	1322 NEW JERSEY AV NW	0522 0811
HOME AGAIN	1222 4TH ST NW	0513 0903
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	1226 4TH ST NW	0513 0129
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1228 8TH ST NW	0400 0835

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1229 8TH ST NW	0424 0855
DC HOUSING AUTHORITY	1229 NEW JERSEY AV NW	0555 0144
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT	1232 4TH ST NW	0513 0866
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1239 8TH ST NW	0424 0814
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1239 9TH ST NW	0400 0848
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1239 9TH ST NW	0400 0849
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1241 8TH ST NW	0424 0851
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1245 8TH ST NW	0424 0850
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1249 8TH ST NW	0424 0816

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1250 8TH ST NW	0400 0825
DEPARTMENT OF PARKS & RECREATION	126 NEW YORK AVE NW	0555 0826
DC PUBLIC SCHOOLS	1301 NEW JERSEY AV NW	0554 0860
DC PUBLIC SCHOOLS	110 K ST NW (100 L ST ST NW)	0559 0860
RLA REVITALIZATION CORP	111 H ST NW	0563N 0800
DC PUBLIC SCHOOLS	1417 3RD ST NW (1301 NEW JERSEY AVE NW)	0553 0846
DEPARTMENT OF PARKS & RECREATION	1501 - 1503 7TH ST NW	0445 0821
DEPARTMENT OF PARKS & RECREATION	1634 1ST ST NW	0551 0232
RLA REVITALIZATION CORP	1707 7TH ST NW	0442 0106
DC PUBLIC SCHOOLS	1843 8TH ST NW (1825 8TH ST NW)	0417 0808
DEPARTMENT OF PARKS & RECREATION	1844 8TH ST NW	0394 0059
RLA REVITALIZATION CORP	48 H ST NW	0624 0049

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	200 K ST NW	0560 0830
RLA REVITALIZATION CORP	200 K ST NW	0560 7000
DEPARTMENT OF PARKS & RECREATION	1ST ST NW	0620 0897
RLA REVITALIZATION CORP	1744 7TH ST NW	0419 0824
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	14 FLORIDA AV NW	0615 0075
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	14 Q ST NW	0615 0825
DEPARTMENT OF PARKS & RECREATION	1401 7TH ST NW	0446 0802
HOME AGAIN	454 N ST NW	0513 0097
RLA REVITALIZATION CORP	46 H ST NW	0624 0064
RLA REVITALIZATION CORP	46 H ST NW	0624 0065
OFFICE OF PROPERTY MANAGEMENT (LEASED)	33-45 P ST NW	0615 0827
CHILD & FAMILY SERVICES AGENCY	427 O ST NW	0511 0823

Department	Property Address	Lot and Square
DEPARTMENT OF PARKS & RECREATION	429 O ST NW	0511 0822
RLA REVITALIZATION CORP	2ND ST NW	0563N 0002
DC HOUSING AUTHORITY	45 K ST NW	0621 0244
RLA REVITALIZATION CORP	38 NEW YORK AVE NW	0619 0030
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	4 Q St NW	0615 0151
DC PUBLIC SCHOOLS	425 P ST NW (421 P ST NW)	0510 0838
RLA REVITALIZATION CORP	4TH ST NW	0513 0132
METROPOLITAN POLICE	501 NEW YORK AV NW	0482S 0800
DEPARTMENT HOME AGAIN	501 RHODE ISLAND AV NW	0475S 0033
RLA REVITALIZATION CORP	52 H ST NW	0624 0047
RLA REVITALIZATION CORP	52 H ST NW	0624 0822
DEPARTMENT OF TRANSPORTATION	301 K ST NW	0526 0832
RLA REVITALIZATION CORP	3RD ST NW	0560 0831

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	50 H ST NW	0624 0048
FIRE & EMERGENCY SERVICES DEPARTMENT	401 N ST NW (1300 NEW JERSEY AVE NW)	0512 0049
FIRE & EMERGENCY SERVICES DEPARTMENT	403 N ST NW (1300 NEW JERSEY AVE NW)	0512 0050
FIRE & EMERGENCY SERVICES DEPARTMENT	405 N ST NW (1300 NEW JERSEY AVE NW)	0512 0051
DEPARTMENT OF PARKS & RECREATION	407 O ST NW	0512 0112
RLA REVITALIZATION CORP	44 H ST NW	0624 0066
RLA REVITALIZATION CORP	44 H ST NW	0624 0067
DC PUBLIC SCHOOLS	44 P ST NW (27 O ST NW/30 P ST NW)	0616 0866
RLA REVITALIZATION CORP	54 H ST NW	0624 0823
RLA REVITALIZATION CORP	56 NEW YORK AVE NW	0619 0802
RLA REVITALIZATION CORP	58 H ST NW	0624 0825
DEPARTMENT OF TRANSPORTATION	NEW YORK AV NW	0525 0838

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	67 G ST NW	0624 0816
RLA REVITALIZATION CORP	69 G ST NW	0624 0817
RLA REVITALIZATION CORP	70 H ST NW	0624 0042
DC PUBLIC LIBRARY	700 R ST NW (1701 8TH ST NW)	0420N 0801
RLA REVITALIZATION CORP	705 FIRST ST NW	0624 0028
RLA REVITALIZATION CORP	707 FIRST ST NW	0624 0087
RLA REVITALIZATION CORP	6 Q ST NW	0615 0150
RLA REVITALIZATION CORP	60 H ST NW	0624 0826
RLA REVITALIZATION CORP	56 H ST NW	0624 0045
RLA REVITALIZATION CORP	56 H ST NW	0624 0824
WASHINGTON DC CONVENTION & TOURISM CORPORATION	801 MOUNT VERNON PL NW	0402 0830
RLA REVITALIZATION CORP	807 2ND ST NW	0563N 0804

Department	Property Address	Lot and Square
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT	620 T ST NW	0441 0090
RLA REVITALIZATION CORP	637 RHODE ISLAND AVE NW	0442 0803
RLA REVITALIZATION CORP	65 G ST NW	0624 0815
DEPARTMENT OF HUMAN SERVICES	65 MASSACHUSETTS AV NW	0625 0806
RLA REVITALIZATION CORP	71 G ST NW	0624 0818
RLA REVITALIZATION CORP	713 FIRST ST NW	0624 0077
RLA REVITALIZATION CORP	715 1ST ST NW	0624 0832
RLA REVITALIZATION CORP	715 FIRST ST NW	0624 0837
RLA REVITALIZATION CORP	717 FIRST ST NW	0624 0833
RLA REVITALIZATION CORP	717 FIRST ST NW	0624 0836
RLA REVITALIZATION CORP	719 FIRST ST NW	0624 0834

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	72 H ST NW	0624 0838
RLA REVITALIZATION CORP	721 1ST ST NW	0624 0835
RLA REVITALIZATION CORP	721 FIRST ST NW	0624 0034
RLA REVITALIZATION CORP	723 FIRST ST NW	0624 0035
RLA REVITALIZATION CORP	725 FIRST ST NW	0624 0036
RLA REVITALIZATION CORP	727 1ST ST NW	0624 0037
RLA REVITALIZATION CORP	729 1ST ST NW	0624 0038
DEPARTMENT OF PARKS & RECREATION	730 2ND ST NW	0562S 0818
RLA REVITALIZATION CORP	735 1ST ST NW	0624 0041
RLA REVITALIZATION CORP	735 FIRST ST NW	0624 0821
RLA REVITALIZATION CORP	74 1ST ST NW	0624 0841
RLA REVITALIZATION CORP	75 G ST NW	0624 0819

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	76 M ST NW	0620 0894
RLA REVITALIZATION CORP	77 G ST NW	0624 0820
RLA REVITALIZATION CORP	7TH ST NW	0441 0854
RLA REVITALIZATION CORP	8 Q ST NW	0615 0149
OFFICE OF PROPERTY MANAGEMENT	800 M ST NW	0403N 0800
RLA REVITALIZATION CORP	812 NEW JERSEY AV NW	0563N 0005
RLA REVITALIZATION CORP	814 NEW JERSEY AV NW	0563N 0006
RLA REVITALIZATION CORP	816 NEW JERSEY AV NW	0563N 0802
RLA REVITALIZATION CORP	818 - 0820 NEW JERSEY AV NW	0563N 0803
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0031
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0050

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	8TH ST NW (813 S ST NW)	0394 0060
DEPARTMENT OF HEALTH	901 1ST ST NW	0622 0087
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0039
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0040
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0808
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0810
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0811
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0812
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0813
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0814

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0815
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0816
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0817
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0818
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0844
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0845
WASHINGTON DC CONVENTION & TOURISM CORPORATION	9TH ST NW	0400 0852
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0822
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0823

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0824
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0826
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0829
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0830
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0831
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0832
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0833
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0834
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0836

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0837
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0838
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0839
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0840
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0841
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0850
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0400 0853
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0808
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0809

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0810
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0811
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0812
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0813
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0815
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0817
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0818
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0840
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0842

Department	Property Address	Lot and Square
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0843
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0849
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0853
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW	0424 0854
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW (701 L ST NW)	0425 0832
WASHINGTON DC CONVENTION & TOURISM CORPORATION	8TH ST NW (801 L ST NW)	0401 0874
RLA REVITALIZATION CORP	612 FREEMANS PL NW	0447 0040
RLA REVITALIZATION CORP	612 M ST NW	0449 0885
RLA REVITALIZATION CORP	62 H ST NW	0624 0831
NATIONAL CAPITAL RE VITALIZATION CORPORATION	I ST NW	0516 0059

Department	Property Address	Lot	Square
DEPARTMENT OF TRANSPORTATION	K ST NW	0558	0839
RLA	H ST NW	0624	0842
REVITALIZATION CORP			
WASHINGTON DC CONVENTION & TOURISM CORPORATION	N ST NW	0400	0046
WASHINGTON DC CONVENTION & TOURISM CORPORATION	N ST NW	0424	0819
DEPARTMENT OF PARKS & RECREATION	N ST NW	0448	0113
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0859
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0863
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0864
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0865
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0866
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0867
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0868
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0869
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0870
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559	0871

Department	Property Address	Lot and Square
DEPARTMENT OF PARKS & RECREATION	NEW JERSEY AVE NW	RES 01910000
DEPARTMENT OF PARKS & RECREATION	NEW JERSEY AVE NW	RES 01930000
RLA REVITALIZATION CORP	NEW JERSEY AVE NW	RES 01940000
RLA REVITALIZATION CORP	NEW JERSEY AVE NW	RES 01950000
DEPARTMENT OF PARKS & RECREATION	NEW YORK AVE NW	RES 01800000
DEPARTMENT OF TRANSPORTATION	L ST	0526 0839
RLA REVITALIZATION CORP	L ST NW	0515 0158
DEPARTMENT OF PARKS & RECREATION	L ST NW	0620 0896
WASHINGTON DC CONVENTION & TOURISM CORPORATION	L ST NW (701 MOUNT VERNON PL NW)	0426 0840
WASHINGTON DC CONVENTION & TOURISM CORPORATION	M ST NW	0424 0026
RLA REVITALIZATION CORP	M ST NW	0620 0895

Department	Property Address	Lot and Square
FIRE & EMERGENCY SERVICES DEPARTMENT	O ST NW (1300 NEW JERSEY AVE NW)	0512 0926
DEPARTMENT OF PARKS & RECREATION	O ST NW (1401 7TH ST NW)	0446 0803
DEPARTMENT OF TRANSPORTATION	PIERCE ST NW	0557 0897
RLA REVITALIZATION CORP	NEW JERSEY AV NW	0563N 0003
RLA REVITALIZATION CORP	NEW JERSEY AV NW	0624W 0800
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0071
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0072
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0073
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0074
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0075
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0076
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0816
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0817
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0818
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0820
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0825

Department	Property Address	Lot and Square
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0854
DC PUBLIC SCHOOLS	NEW JERSEY AV NW (100 L ST NW)	0559 0855
WASHINGTON DC CONVENTION & TOURISM CORPORATION	0801 - 0899 M ST NW	0400 0854
WASHINGTON DC CONVENTION & TOURISM CORPORATION	0806 N ST NW	0400 0821
RLA REVITALIZATION CORP	0810 NEW JERSEY AV NW	0563N 0004
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	10 Q St NW	0615 0148
OFFICE OF PROPERTY MANAGEMENT	100 H ST NW	0623 0190
OFFICE OF PROPERTY MANAGEMENT	100 H ST NW	0623 0191
OFFICE OF PROPERTY MANAGEMENT	100 H ST NW	0623 0192
OFFICE OF PROPERTY MANAGEMENT	100 H ST NW	0623 0193
DEPARTMENT OF PARKS & RECREATION	100 N ST NW	0555 0061
DC PUBLIC SCHOOLS	1000 - 1100 1ST ST NW (100 L ST NW)	0559 0872

Department	Property Address	Lot and Square
RLA REVITALIZATION CORP	110 H ST NW	0624 0068
DC PUBLIC SCHOOLS	110 K ST NW (100 L ST ST NW)	0559 0853
HOME AGAIN	0460 RIDGE ST NW	0513 0821
DC PUBLIC SCHOOLS	1101 NEW JERSEY ST NW (1100 1ST ST NW)	0557 0892
RLA REVITALIZATION CORP	112 H ST NW	0624 0072
DC PUBLIC SCHOOLS	112 K ST NW (100 LST ST NW)	0559 0856
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1125 9TH ST NW	0401 0875
WASHINGTON DC CONVENTION & TOURISM CORPORATION	1126 7TH ST NW	0425 0833
RLA REVITALIZATION CORP	113 H ST NW	0563N 0801
RLA REVITALIZATION CORP	114 H ST NW	0624 0073
DC HOUSING AUTHORITY	1140 N CAPITOL ST NW	0620 0247
RLA REVITALIZATION CORP	115 H ST NW	0563N 0805
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT	12 Q ST NW	0615 0806

Department

DEPARTMENT OF
HOUSING &
COMMUNITY
DEVELOPMENT

Property Address

120 M ST NW (128 M
ST NW)

Lot and Square

0557 0849

acknowledgments



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Community Leadership

Representatives and Residents from:
ANC 2C, 5C, 6C, 1B
The East Central Civic Association
The Mount Vernon Triangle CID
Shaw Main Street
Bates Street Civic Association