Neighborhood 10:

Ten Strategies for a Stronger Washington

April 17, 2003

Brookings Institute

Government of the District of Columbia   Anthony A. Williams, Mayor

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Inaugural Goal:
100,000 New Residents

- Retain and Attract New Residents to the District
- Maintain Neighborhood Diversity
- Preserve Affordable Housing
- Strengthen Neighborhoods

Government of the District of Columbia   Anthony A. Williams, Mayor

Opportunities for Growth: Region

- Between 1960 and 2000, the region's population has almost doubled
- Majority of growth is occurring in the outer suburbs
- Regional population growth expected to continue into 2025.
- The inner suburbs anticipate 39% growth in jobs by 2025
- The outer suburbs anticipate an astounding 80% growth in jobs by 2025. The majority of this growth is anticipated to continue in northern Virginia.
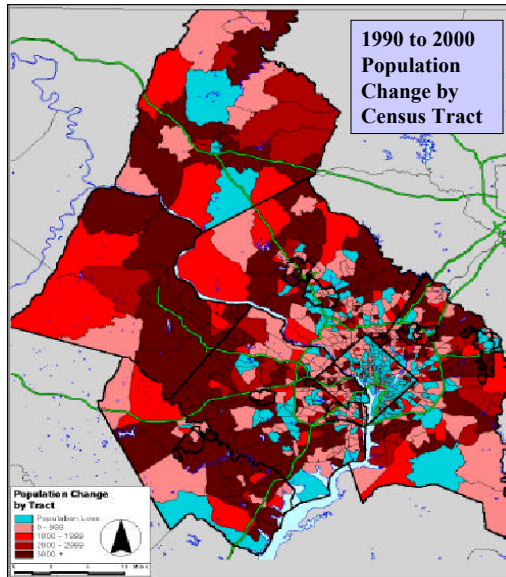
1990 to 2000 Population Change by Census Tract

Population Change by Tract

Opportunities for Growth: DC

Over the last several years, the District has gone through a tremendous development cycle

Development Activity Since 1999		
	Housing	Commercial
Completed	7,363	9,999,241
Under Construction	8,497	12,985,271
Predevelopment	14,036	12,642,162
Request for Proposals	2,032	358,032
TOTAL	31,928	35,984,690

Includes substantial rehabs, new construction & proposed redevelopment
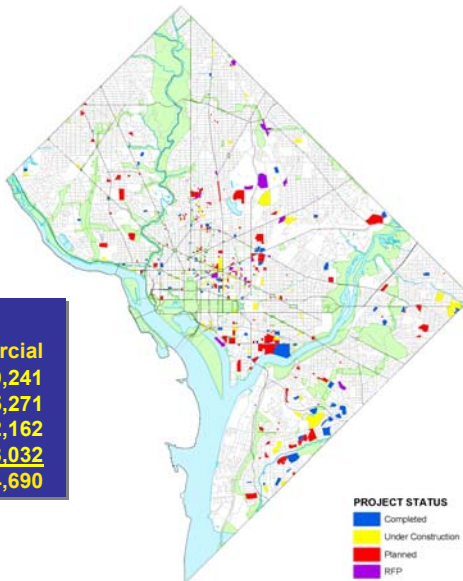
PROJECT STATUS
- Completed
- Under Construction
- Planned
- RFP

Goals of the Neighborhood 10

- **Leverage our Strengths**

- **Build on Momentum**

- **Inspire Confidence**

Guiding Principles
for
Strong and Healthy Neighborhoods

- Empower and engage citizens

- Align government action with citizen priorities

- Strategically invest scarce resources to demonstrate meaningful and visible impacts

- Enhance unity of purpose and democracy

Ten Citywide Revitalization Strategies:

Different Neighborhoods Require Different Strategies.......

- ' Building Strategic Neighborhood Action Plans (SNAP)

- ' Delivering Quality Services and Public Realm (NSI)

- ' Investing in Strategic Areas

- ' Generating Quality Housing

- ' Eliminating Blight (DCRA Code Enforcement; *Home Again* Initiative*)*

- ' Modernizing and Re-envisioning Schools

- ' Enhancing Neighborhood Commercial Centers (*re*Store DC)

- ' Taking Advantage of Transit (TOD)

- ' Creating New Neighborhoods

- ' Partnering with Anchor Institutions

Strategy One: Building Strategic Neighborhood Action Plans (SNAPs)

SNAPs are:

- Community-driven Action Plans that articulate top neighborhood priorities

- Serving as the foundation of our City's budget; linking neighborhood priorities with agency strategic planning

- A living document that provides citizens with a record of how this government will directly respond to your priorities
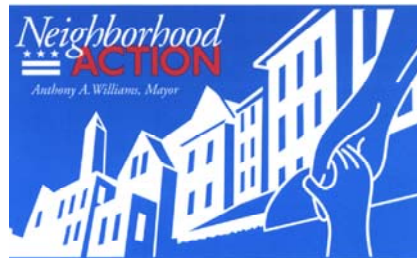
Strategy Two: Delivering Quality Services and Public Realm

Neighborhood Services Initiative (NSI)

- Addresses reoccurring service delivery problems that require the coordinated involvement of more than one agency

- In partnership with residents and 13 District agencies, identifies Persistent Problem Areas (PPAs)
  - Areas with recurring problems that need the cooperation and coordination of many government agencies to ensure that they become clean, safe and healthy neighborhoods.

Strategy Three: Investing in Strategic Areas

The success of the Neighborhood Revitalization efforts will depend on a concentrated effort including…..

- Focus on Areas with Untapped Potential

- Build on Strengths and/or Community Anchors

- Focus on Readily Identifiable Opportunity Sites

- Concentrate on a Small Geography

- Coordinate Commercial, Housing and Capital Investments

Strategy Three: Neighborhood Typologies

Different Neighborhoods Require Different Strategies

🟩 *Stable:* Neighborhoods with ample market-driven, private investment and social indicators consistent with or higher than the city average.

🟨 *Transitional*: Fast-developing neighborhoods subject to rapid home sales, rising property values and displacement pressures.

🟧 *Emerging*: Neighborhoods that under-perform based on their market potential usually with moderately positive indicators.

🟥 *Distressed:* Neighborhoods that face the most extreme challenge of low social indicators and extreme private disinvestments.
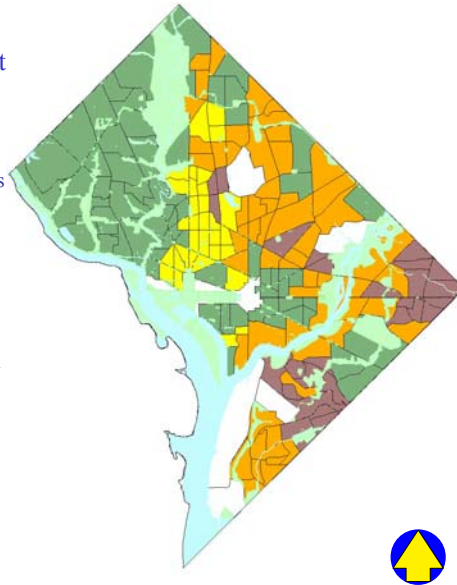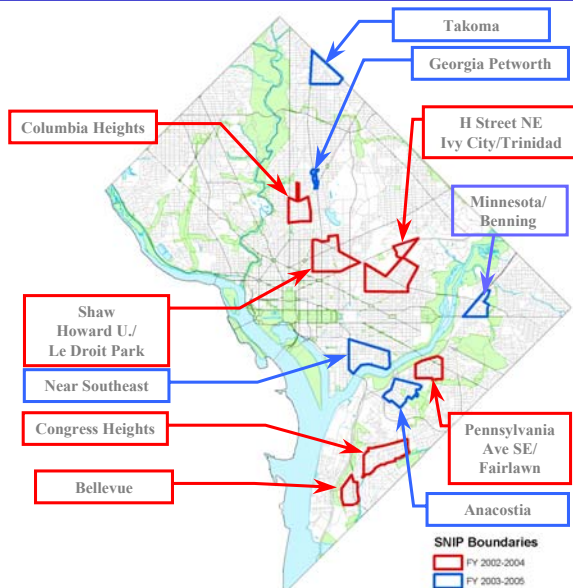

Strategic Neighborhood Investment Program (SNIP)

Focus on Areas where Visible and Significant Outcomes Can Be Achieved in 3-5 Years

Allows city to improve services.

Leads to better coordinated government agencies and therefore better accountability to citizens.

Takoma

Georgia Petworth

Columbia Heights

H Street NE
Ivy City/Trinidad

Minnesota/
Benning

Shaw
Howard U./
Le Droit Park

Near Southeast

Congress Heights

Pennsylvania
Ave SE/
Fairlawn

Bellevue

Anacostia

SNIP Boundaries
FY 2002-2004
FY 2003-2005

Strategy Four: Generating Quality Affordable Housing

The City's Housing Agenda:

- Protecting affordable housing and preventing displacement

- Promoting new housing for people of all incomes

- Converting underutilized assets into new homes

The City has :

- Secured new federal resources
  - Tax Credits
  - Tax exempt bond authority
- Created New District Policies and Resources
  - Housing Act of 2002
- Leveraged opportunities for growth
  - Underutilized Land
  - HOPE VI

Hope VI – Capper-Carrolsburg

Estimated Ten-Year Impact of Housing Act 2002:

Generate $95.5M in new revenue

Build 2,596 units of affordable housing

Preserve 2,695 units of existing affordable housing

Assist 3,530 low to moderate income household to homeownership

Construct 3,536 units of new market rate housing in the District

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Strategy Five: Eliminating Blight (*Home Again* Initiative)

Through this initiative, the city will gain site control of abandoned properties and sell them to developers who will rehabilitate them into new homes.

Home Again Target Areas 2003:
- Areas of high concentration of blight
- Community input through the SNAP process

At least thirty percent of homes to low-income families.

Columbia Heights

Ivy City Trinidad

Shaw Howard U.

Near NE – H St

Rosedale

Concentration of Vacant and Abandoned Properties per Block
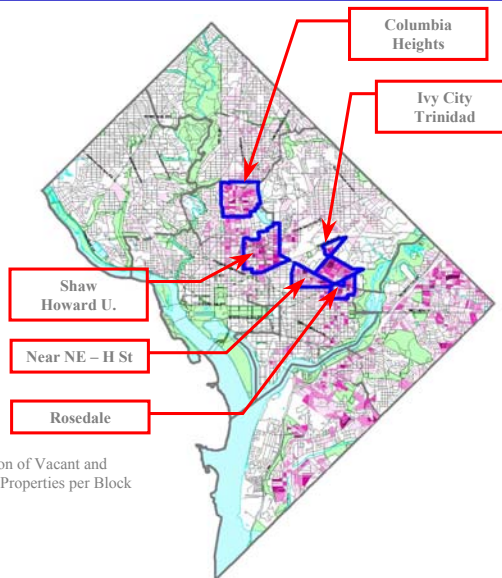
- 1-3
- 4-7
- 8-13
- 14-25
- 26-50

Strategy Six: Modernizing and Re-envisioning Schools

- Modernizing
  - Joint Development/Public-Private Partnerships
  - Coordination with DCPS Master Facilities Plan

McKinley Technology High School

- Re-Envisioning: Transforming Schools Initiative
  - Restructuring of facilities, curriculum and staffing
  - Model of coordinated, neighborhood-based social services being implemented by District agencies.


Jesse LaSalle Elementary School located at 501 Riggs Road, NE is a designated transformation school

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Strategy Seven: Enhancing Neighborhood Commercial Centers (*re*Store DC)

*re*Store DC:

- Designed to:
  - Promote and market traditional neighborhood business corridors
  - Improve appearance and health of neighborhood business districts
  - Strengthen organizations engaged in revitalization

- Four components:
  - DC Main Streets
  - Technical Assistance Program
  - Commercial Property Acquisition and Development Fund
  - Small Business Development Program
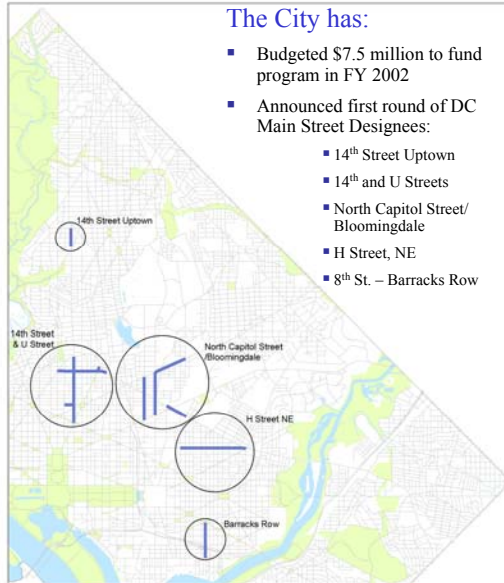
The City has:
- Budgeted $7.5 million to fund program in FY 2002
- Announced first round of DC Main Street Designees:
  - 14th Street Uptown
  - 14th and U Streets
  - North Capitol Street/ Bloomingdale
  - H Street, NE
  - 8th St. – Barracks Row

Strategy Eight: Taking Advantage of Transit (TOD)

Transit-Oriented Development is a land use strategy to accommodate new growth, strengthen neighborhoods, and expand choices and opportunities by capitalizing on bus and rail assets to stimulate and support vibrant, compact, diverse and accessible neighborhood centers within an easy walk of transit.

Transit-Oriented Development (TOD) is development that…..

- Occurs within 1/2 mile of a transit stop
- Is linked to a grid of walkable and bikeable streets
- Contains a rich mix of uses -- retail, mixed-income residential, workplaces at dense sites appropriate to its setting
- Has appropriate treatment of parking -- at rear, away from sidewalk, reduced requirements


DC's First Small Area Plan Completed July 2002

Strategy Nine: Creating New Neighborhoods

- Several large sites exist throughout the city that offer excellent opportunities to build new communities without displacement.

- Developable Acres:
  - St. Elizabeths Campus (300)
  - Poplar Point (80)
  - Reservation 13 (67)
  - Southeast Federal Center (55)
  - Soldiers and Airmens (49)
  - Mt. Vernon Triangle (30)
  - DC Village

- Community Planning efforts have begun in several of these areas.
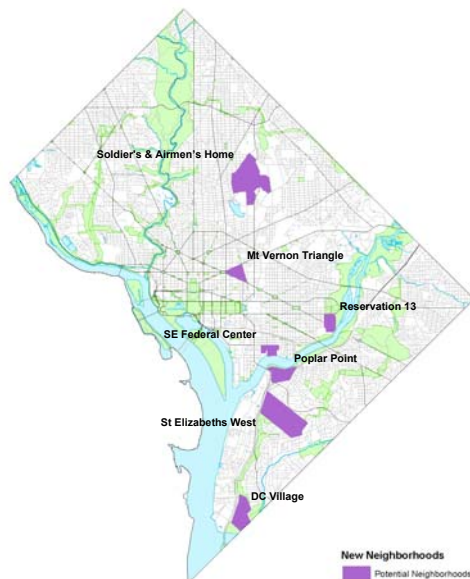
Public Reservation 13

The Master Plan is comprised of four unique districts and each serves a different need:

- Independence Avenue: City-wide use & services, recreation, education, healthcare, and institutional
- C Street: Residential, healthcare, and community use
- Massachusetts Avenue: Civic buildings, public health & science center, and offices
- Waterfront District: Park Drive, bike & pedestrian paths, "The Meadow", and bridge to Kingman Island
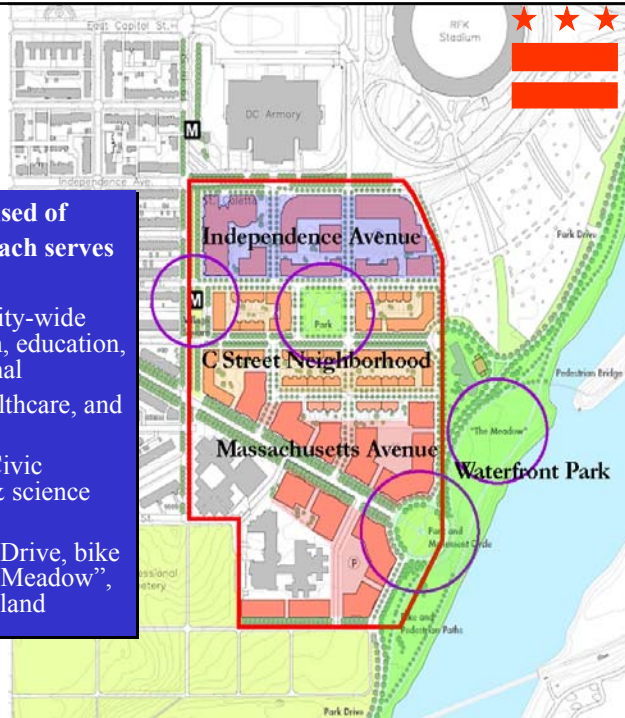
St Elizabeths Campus

Historic St. E's Campus

- 300 Acres
- Joint District/Federal Effort
- ULI Expert Panel May 2002
- Final ULI Report Fall 2002
- Workshops & Site Tours Spring & Summer 2003
- Final Framework Plan Fall 2003
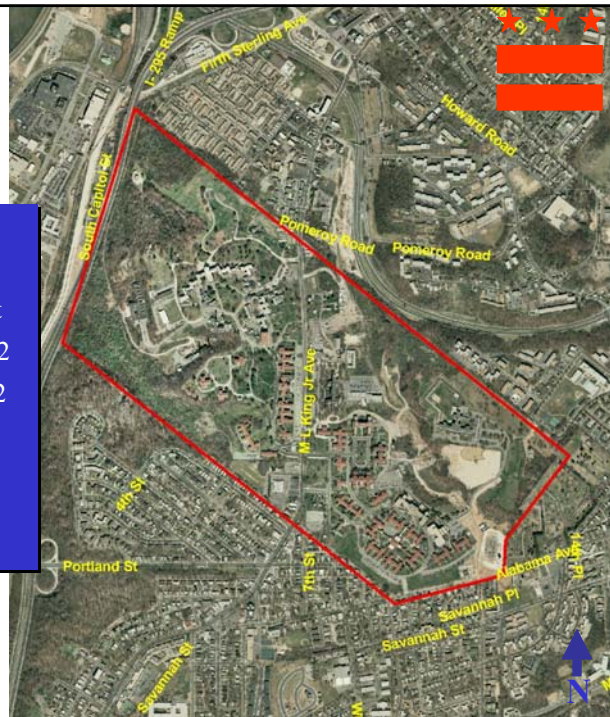
- **Community Anchors**: organizations or institutions that contribute to the identity, stability and growth of specific neighborhoods or of the District at large.
  - Federal Government
  - Universities and Hospitals
  - Private Employers
  - CBOs; Faith-Based Org's
  - Community as Partner

Neighborhood Impacts

Putting all 10 Neighborhood Strategies Together

Near SE/Waterfront

Strategies
- Generating Quality Housing
- Reinvest in Schools
- New Neighborhoods
- Partnering with Anchor
- Enhance Civic/Retail Centers
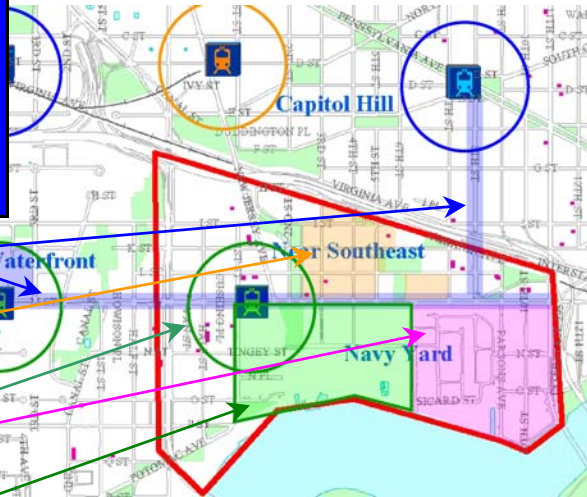- Take Advantage of Transit

Civic/Retail Centers - 8th St-Barracks Row & M St

Capper/Carrollsburg HOPE VI & School Opportunity at Van Ness

Transit - Navy Yard Metro Station

Institutions - Federal DOT & the Navy Yard

New Neighborhood - SE Federal Center
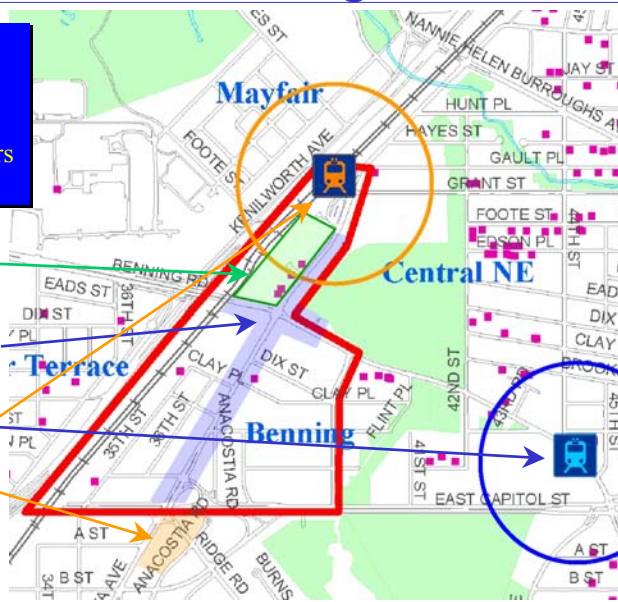

Minnesota / Benning

Strategies
- Generating Quality Housing
- Partnering with Anchor
- Enhance Civic/Retail Centers
- Take Advantage of Transit

Institutions – New Government Center

Civic/Retail Centers – Minnesota Avenue

Transit – Minnesota & Benning Stations
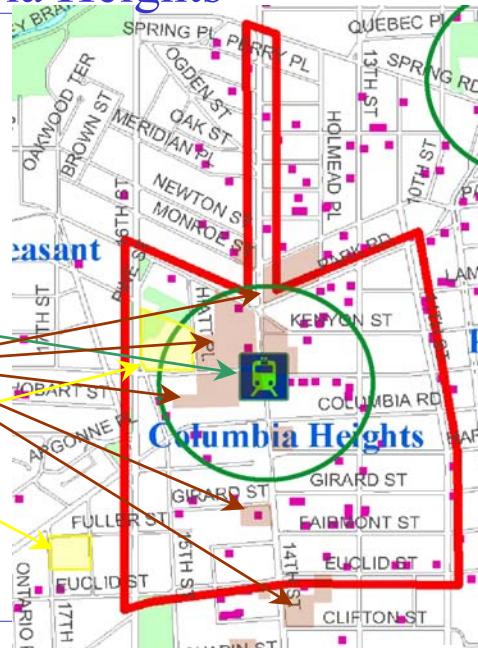
New Housing – Banneker Ridge

Columbia Heights

Strategies
- Eliminate Blight
- Take Advantage of Transit
- Generate Quality Housing
- Reinvest in Schools
- Enhance Civic/Retail Centers

Columbia Heights Metro

NCRC Land Redevelopment

Bell/Lincoln School &
HD Cooke ES

Shaw-Howard University

Strategies
- Eliminate Blight
- Enhance Civic/Retail Centers
- Generate Quality Housing
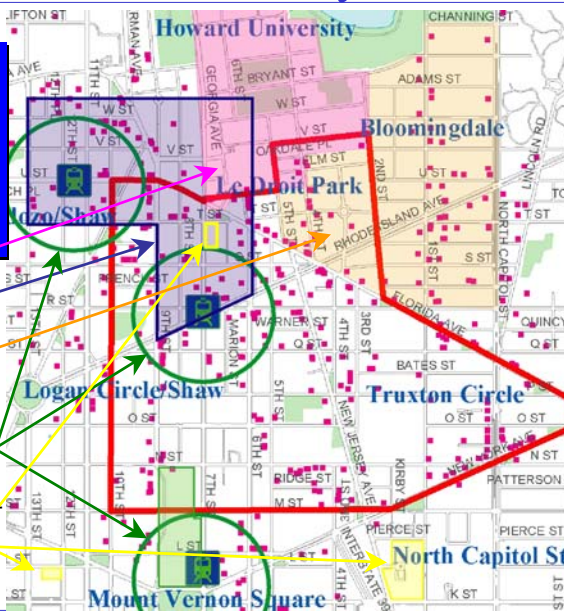- Partner with Anchor Institutions
- Take Advantage of Transit

Howard University

Destination District

Le Droit Park Housing

U St-Cardozo, Shaw Howard U.
& Mt Vernon Sq. Metro stations

Cleveland, Thomson, and Walker
Jones Elementary Schools and
Terrell Junior High School

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