10-10-00

Columbia Heights Section Eight Projects
Units in Columbia Heights

Projects	Address	Total Units	Ex.Date
Year 1998			
Campbell Heights	2201 15th St. N.W.	171	12/4/98
Fairmont 1-Rehab	1401 Fairmont St. N.W.	114	8/31/98
Fairmont 2-Rehab	1400 Fairmont St. N.W.	103	8/31/98
Year 1999			
Urban Village Associ.	3403 16th St. N.W.	72	9/30/99
Fairmont Square	1225 Fairmont St. N.W.	9	9/30/99
Capitol Manor	1436 W St. N.W.	102	9/30/99
Columbia Hgts. Village	2806 14th. St. N.W.	442	9/30/99
Faircliff Plaza	1400 Euclid St. N.W.	112	5/16/99
Year 2000			
Park Road/12th	1319 Park Road N.W.	61	10/30/00
Portner Place	1449 U St. N.W.	48	8/20/00
Year 2001			
NCBA Estates	2801 14th. St. N.W.	175	2/2/01
Oak St. Apts.	1456 Oak St. N.W.	51	10/7/01
Faircliff Plaza East	1356 Fairmont St. N.W.	80	12/30/01
Trinity Towers	3023 14th St. N.W.	121	2/22/01
Year 2003			
Kenyon Apts.	1372 Kenyon St. N.W.	18	6/9/03
Euclid Street Apts.	1312 Euclid St. N.W.	5	6/1/03
CAS Associates	1461 Girard St. N.W.	9	4/26/03
Parcel Five Apts.	1443 Fairmont St. N.W.	123	5/15/03
Woodley House	1420 Harvard St. N.W.	6	12/2/03
Cavlier	3500 Harvard St. N.W.	239	2/23/03
Year 2004			
1301 Belmont	1301 Belmont St. N.W.	20	11/1/04
Year 2005			
Park Road Apts.	3322 14th St. N.W.	150	9/19/05
	Total =	2,231	

BZA
Case No. 16612
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16612
EXHIBIT NO.31

well subsidized

Lawrence Guyot



Photo by Abena Brown

Units in the Lincoln Condominiums, 1211 U St. N.W., near the Lincoln Theatre, cost from $127,000 to $250,000.

Guess Who's Coming to Dinner?

Whites Penetrate U Street Corridor

By Kelli D. Esters
Community News

Rick Lee, president of the family owned Lee's Flower and Card Shop at 1026 U St. N.W., has seen his neighborhood go through some changes in the 55 years that the shop has occupied a space on the historic U Street strip.

"U Street was the main street for African Americans," he said. "There was Georgia Avenue, 14th Street, but U Street was the main street."

Lee, 57, remembers during segregation when U Street was dubbed "Black Broadway." Black owned businesses such as Bohemian Caverns, a jazz hot spot, and the Thurgood Marshall Center for Service and Heritage lined the street in the first half of the 20th century.

Black artists, musicians, educators and scientists including Mary McCleod Bethune, Thurgood Marshall, Duke Ellington, Ralph Bunch and Paul Dunbar came to perform and be entertained in late night jazz clubs, stately movie palaces and lively pool halls.

But times are changing, and U Street is also.

Blacks are moving out, heading towards suburban areas such as Prince George's County. Newer, non-black-owned businesses are moving in, and high-priced housing buildings are being constructed.

Lee said his store has a mixed clientele. A lot of business is conducted by phone, but his customer base has been traditionally black.

"We have a lot of new white clientele," Lee said. He said he has noticed a gradual shift. "There is a wave of people coming from the suburbs."

Lee has seen fellow black-owned businesses leave and sell their property. A lot of them closed down after the 1968 riots and during the five-year construction of the U Street-Cardozo Metro stop. The change was slow, Lee said, but now whites and other non blacks own the businesses around him.

"It's unfortunate that folks sold their property," Lee said. "They gave up on their own, basically."

A census report released last month said that the District's white population is rising for the first time in several years and that the minority population is continuing to grow in the suburbs. The city's non Hispanic, white population increased by almost 3,000 in two years —1998 and 1999 — according to the new estimates. Blacks accounted for about 61 percent of the population, down from its peak of 71 percent in 1970.

At 1211 U St. N.W., just a block away from Lee's, a 156-unit condominium building is near completion. Lincoln Condominiums, whose prices range from $137,000 for a one-bedroom to $250,000 for a two bedroom unit, will be ready for occupancy sometime next month.

A block away at 2125 13th St. N.W. is Harrison Square Town Houses. The homes went on sale eight months ago, and already 77 of the 98 units have been sold. The prices start at $361,900, and each home will have a garage and a deck. The first residents are scheduled to move in sometime in February

Advisory Neighborhood Commissioner Lawrence T. Guyot Jr. (1B04) said he's working on a plan to bring the existing U Street corridor homes up to the quality level of the new condominiums.

"I don't have a formula, but I have a concept," Guyot said. He said he will push for tax cuts for those residents who wish to make improvements on their homes comparable to that of the new homes.

"We chose this site because it fits the amount of space we needed and is near the Metro," said Phillip A. Salin, a Harrison Square representative. "This area was proven an up-and-coming neighborhood by Lincoln Condominiums," he said.

Salin also added that the people who are buying the town houses are "nice people from the neighborhood and only a couple of people from the outside."

Residents were not uprooted from the site where the town houses are being constructed because it was a vacant lot.

"We recognized that development in the area was inevitable and wanted to be involved," Guyot said.

"There is nothing there that black people didn't have an opportunity to buy," Guyot said. He said he foresees some major changes in Washington, D.C.'s demographics in the future.

"In 10 years, Washington will have a white majority, a white mayor and a white-majority city council."

But there are remnants of Black Broadway. The True Reformer Building and the Masonic Temple are still standing. The buildings, presently undergoing restoration, were constructed in 1903 and 1922 respectively. Businesses like Lee's, Ben's Chili Bowl and the recently re opened Bohemian Caverns are thriving.

"Gentrification is moving fast into the U Street corridor," Clyde Howard said in amazement. Howard, the building manager at the Masonic Temple, has lived in the area since the 1940s.

So far, he has been in awe as he watches things develop. "It's just a matter of time; things need to blossom," Howard said. "You will not recognize U Street in the next five years."

Kelli D. Esters can be reached via e-mail at kdesters@howard.edu.