File Account Information Edit Window System

Search

Tax Roll: 2001 Tax Year SSL: 1045- -0841 TX

Balance as of 02/07/2001

Annual Tax: 726.18

Itemized Statement

Real | Charges

Real Property

1st half | 2nd half | Homestead | Valuation

Assessor ID: 457 Assessor Name: Jones, Leighton Assessor Phone: 442-6726

Phase in:

Group: 2

Next Valuation: 2003

Phase: 2 of 3

	Year	Phase
1	2000	37,240
2	2001	37,240
3	2002	37,240

Land Area: 1,221

Co op

Total Units: 0

Owner Occ. Unit: 0

Assessment:

	Base	Old	New	Phase-in
Land:	36,630	36,630	36,630	36,630
Building:	610	610	610	610
Total:	37,240	37,240	37,240	37,240

Distressed Prop.

% Dist: 0

Year Start:

Type	Class	Land %	Build %	Deduction	Rate	Credit	Tax
TX	04	100.00	100.00	0.00	1.95	0.00	726.18
Totals:		100.00 %	100.00 %	0.00		0.00	726.18

Premise Address

To Ext: Qd: SE NBD: 39

Street: PENNSYLVANIA AV Code: 6981 Unit:

Owner Name: FATHER FLANAGAN'S BOYS'HOME

Mailing Address: 14100 CRAWFORD ST

BOYS TOWN, NE 68010

type	Adj. Amount	Adj. Date

Total Transaction

Balance

Total Charged: 726.18

Total Paid: 0.00

Balance due: 726.18

Close Transactions:

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Board of Zoning Adjustment
District of Columbia
CASE NO.16791
EXHIBIT NO.30A3

File Account Information Edit Window System

Search

Tax Roll: 2001 Tax Year SSL: 1045- -0840 TX .....

Annual Tax: 858.23

Balance as of 02/07/2001

Itemized Statement

Real | Charges

Real Property

1st half | 2nd half | Homestead | Valuation

Assessor ID: 457 Assessor Name: Jones, Leighton Assessor Phone: 442-6726

Phase in:

Group: 2

Next Valuation: 2003

Phase: 2 of 3

	Year	Phase
1	2000	44,012
2	2001	44,012
3	2002	44,012

Land Area: 1,443

Co op

Total Units: 0

Owner Occ. Unit: 0

Assessment:

	Base	Old	New	Phase-in
Land:	43,290	43,290	43,290	43,290
Building:	722	722	722	722
Total:	44,012	44,012	44,012	44,012

Distressed Prop.

% Dist: 0

Year Start:

Type	Class	Land %	Build %	Deduction	Rate	Credit	Tax
TX	04	100.00	100.00	0.00	1.95	0.00	858.23
Totals:		100.00 %	100.00 %	0.00		0.00	858.23

Premise Address

To Ext: Qd: SE NBD: 39

Street: PENNSYLVANIA AV Code: 6981 Unit:

Owner Name: FATHER FLANAGAN'S BOYS'HOME

Mailing Address: 14100 CRAWFORD ST

BOYS TOWN, NE 68010

type	Adj. Amount	Adj. Date

Total Transaction

Balance

Total Charged: 858.23

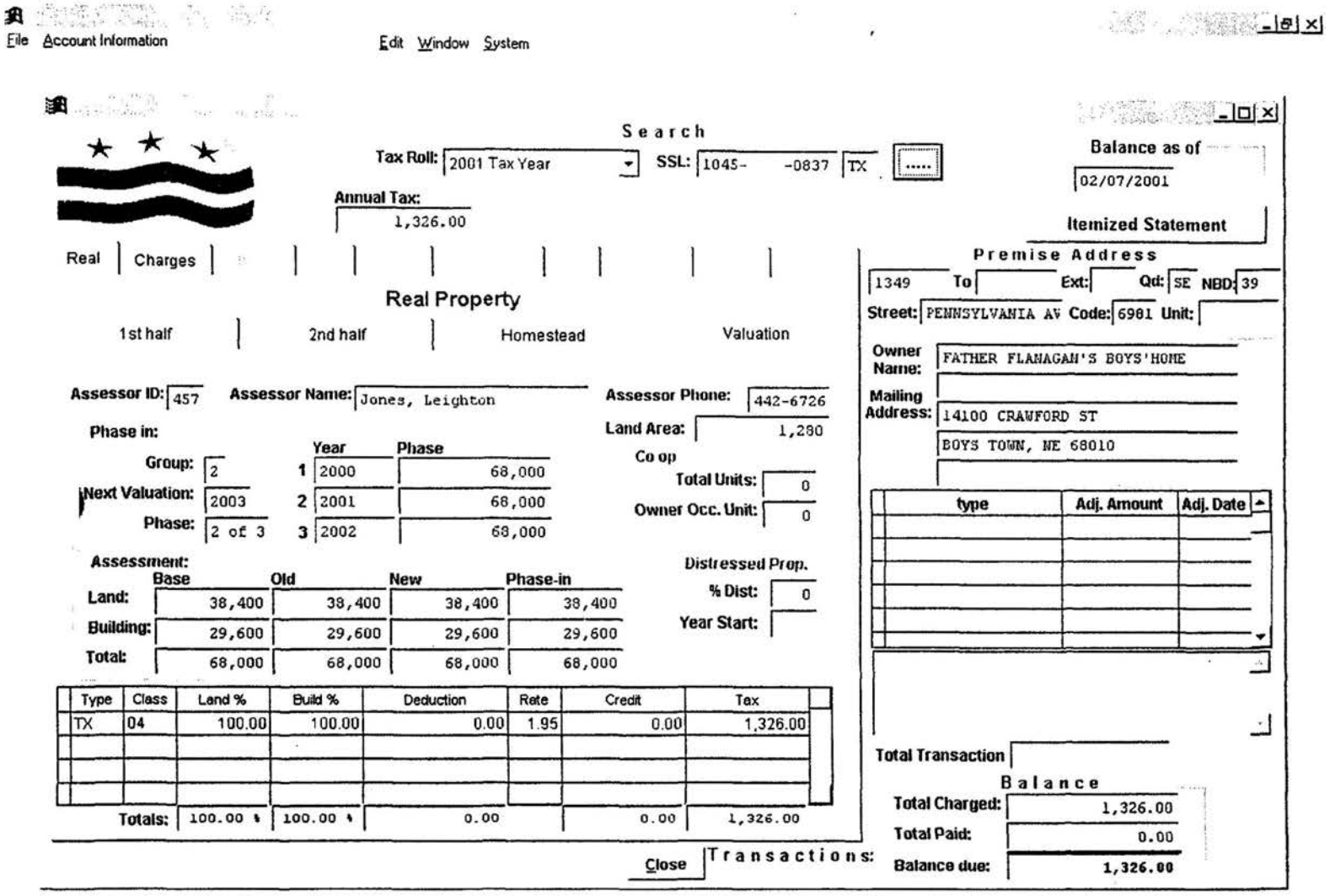
Total Paid: 0.00

Balance due: 858.23

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File Account Information
Edit Window System
Search
Tax Roll: 2001 Tax Year
SSL: 1045- -0837 TX
Balance as of
02/07/2001
Annual Tax:
1,326.00
Itemized Statement
Real
Charges
Real Property
1st half
2nd half
Homestead
Valuation
Premise Address
1349 To Ext: Qd: SE NBD: 39
Street: PENNSYLVANIA AV Code: 6901 Unit:
Assessor ID: 457
Assessor Name: Jones, Leighton
Assessor Phone: 442-6726
Land Area: 1,280
Owner Name: FATHER FLANAGAN'S BOYS'HOME
Mailing Address: 14100 CRAWFORD ST
BOYS TOWN, NE 68010
Phase in:
Group: 2
Next Valuation: 2003
Phase: 2 of 3
Year Phase
1 2000 68,000
2 2001 68,000
3 2002 68,000
Co op
Total Units: 0
Owner Occ. Unit: 0
Assessment:
Base Old New Phase-in
Land: 38,400 38,400 38,400 38,400
Building: 29,600 29,600 29,600 29,600
Total: 68,000 68,000 68,000 68,000
Distressed Prop.
% Dist: 0
Year Start:
type Adj. Amount Adj. Date
Type Class Land % Build % Deduction Rate Credit Tax
TX 04 100.00 100.00 0.00 1.95 0.00 1,326.00
Totals: 100.00 % 100.00 % 0.00 0.00 1,326.00
Total Transaction
Balance
Total Charged: 1,326.00
Total Paid: 0.00
Balance due: 1,326.00
Close
Transactions:
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Pan Window
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ROD Applicat...
Win2Data 20...
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File Account Information Edit Window System

Search

Tax Roll: 2001 Tax Year SSL: 1045- -0836 TX .....

Annual Tax: 1,404.00

Balance as of 02/07/2001

Itemized Statement

Real | Charges

Real Property

1st half | 2nd half | Homestead | Valuation

Assessor ID: 457 Assessor Name: Jones, Leighton Assessor Phone: 442-6726

Land Area: 1,279

Phase in:

Group: 2

Next Valuation: 2003

Phase: 2 of 3

	Year	Phase
1	2000	72,000
2	2001	72,000
3	2002	72,000

Co op

Total Units: 0

Owner Occ. Unit: 0

Assessment:

	Base	Old	New	Phase-in
Land:	38,370	38,370	38,370	38,370
Building:	33,630	33,630	33,630	33,630
Total:	72,000	72,000	72,000	72,000

Distressed Prop.

% Dist: 0

Year Start:

Type	Class	Land %	Build %	Deduction	Rate	Credit	Tax
TX	04	100.00	100.00	0.00	1.95	0.00	1,404.00
Totals:		100.00 %	100.00 %	0.00		0.00	1,404.00

Premise Address

1347 To Ext: Qd: SE NBD: 39

Street: PENNSYLVANIA AV Code: 6981 Unit:

Owner Name: FATHER FLANAGAN'S BOYS'HOME

Mailing Address: 14100 CRAWFORD ST1343 PA AV

BOYS TOWN, NE 68010

type	Adj. Amount	Adj. Date

Total Transaction

Balance

Total Charged: 1,404.00

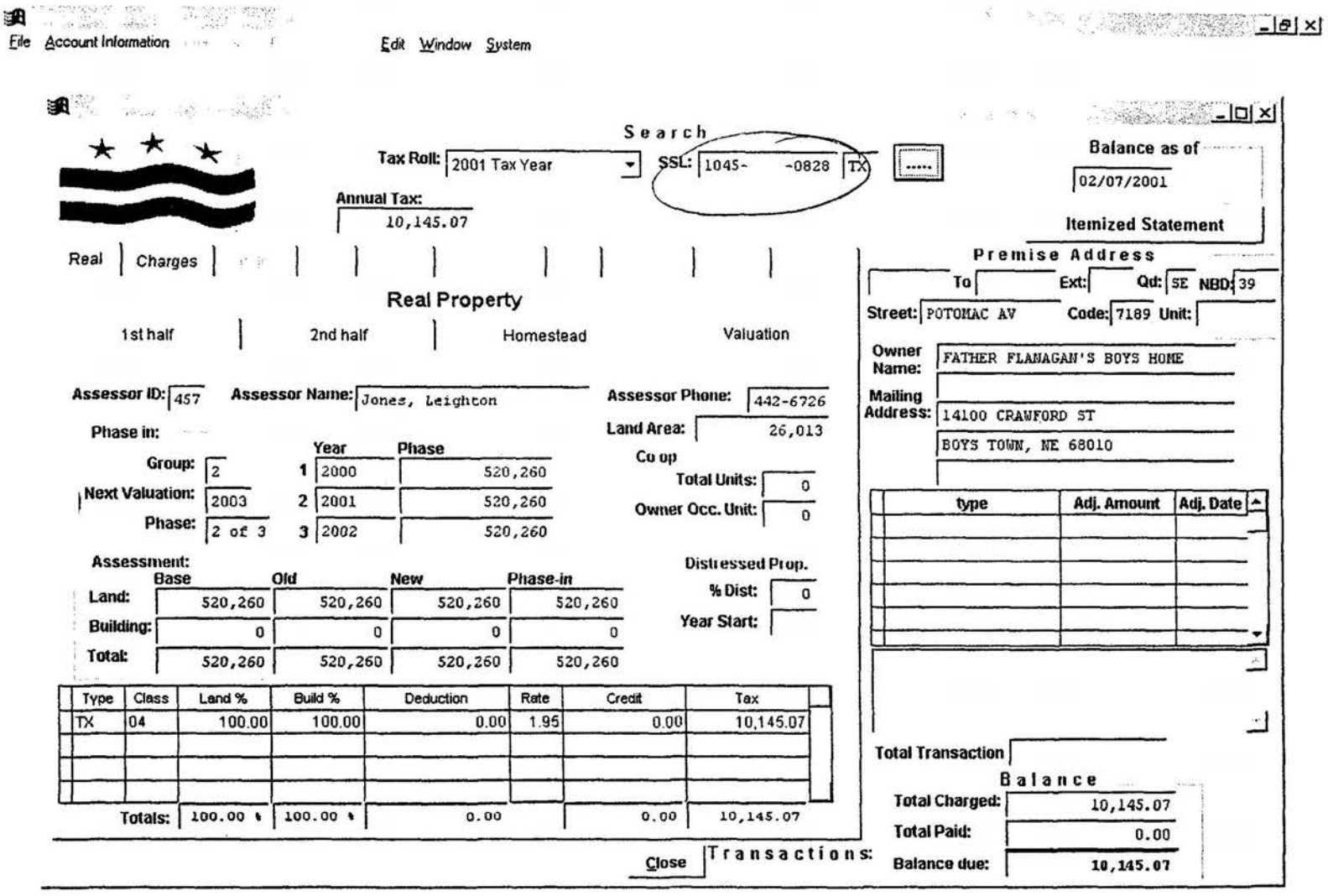
Total Paid: 0.00

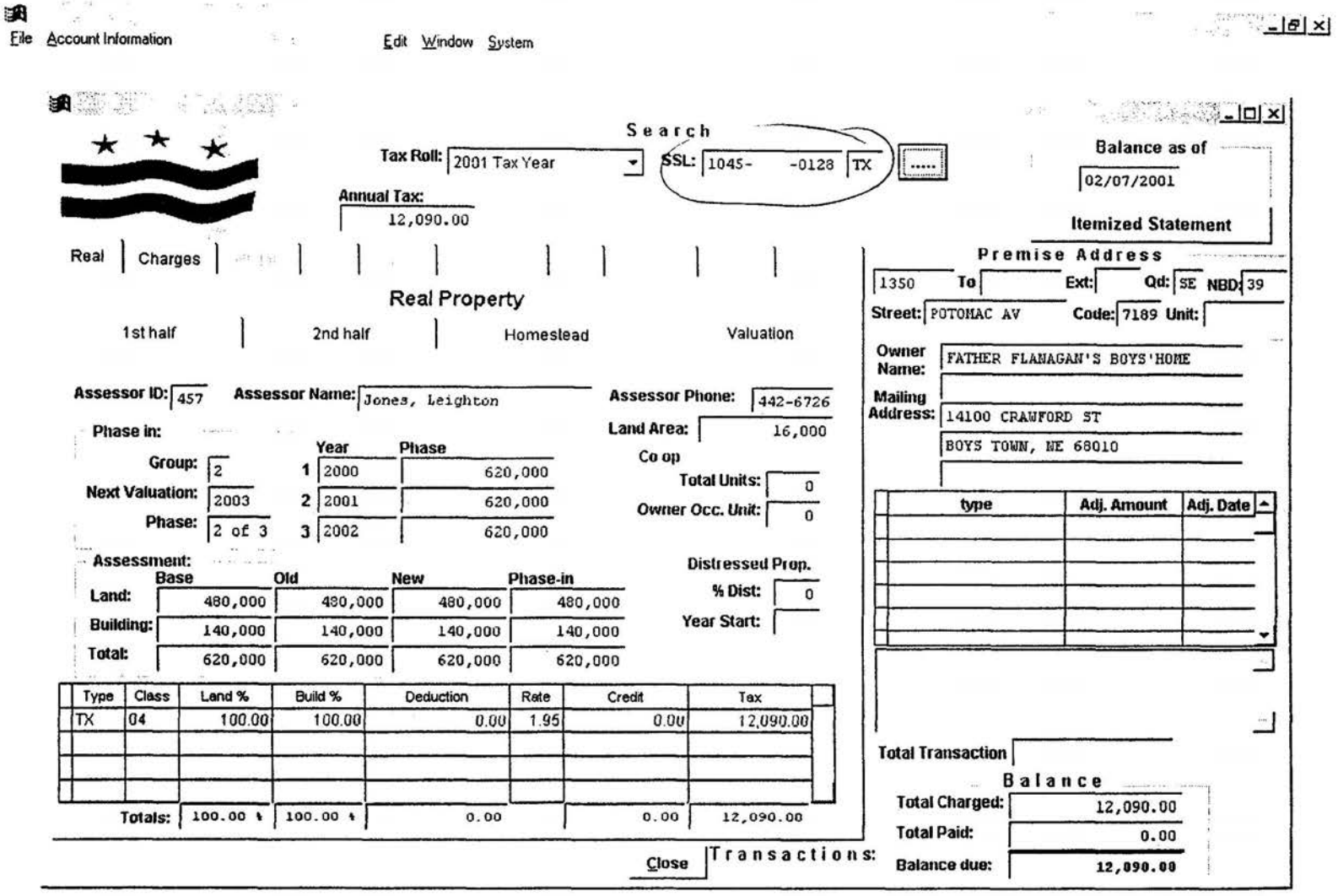
Balance due: 1,404.00

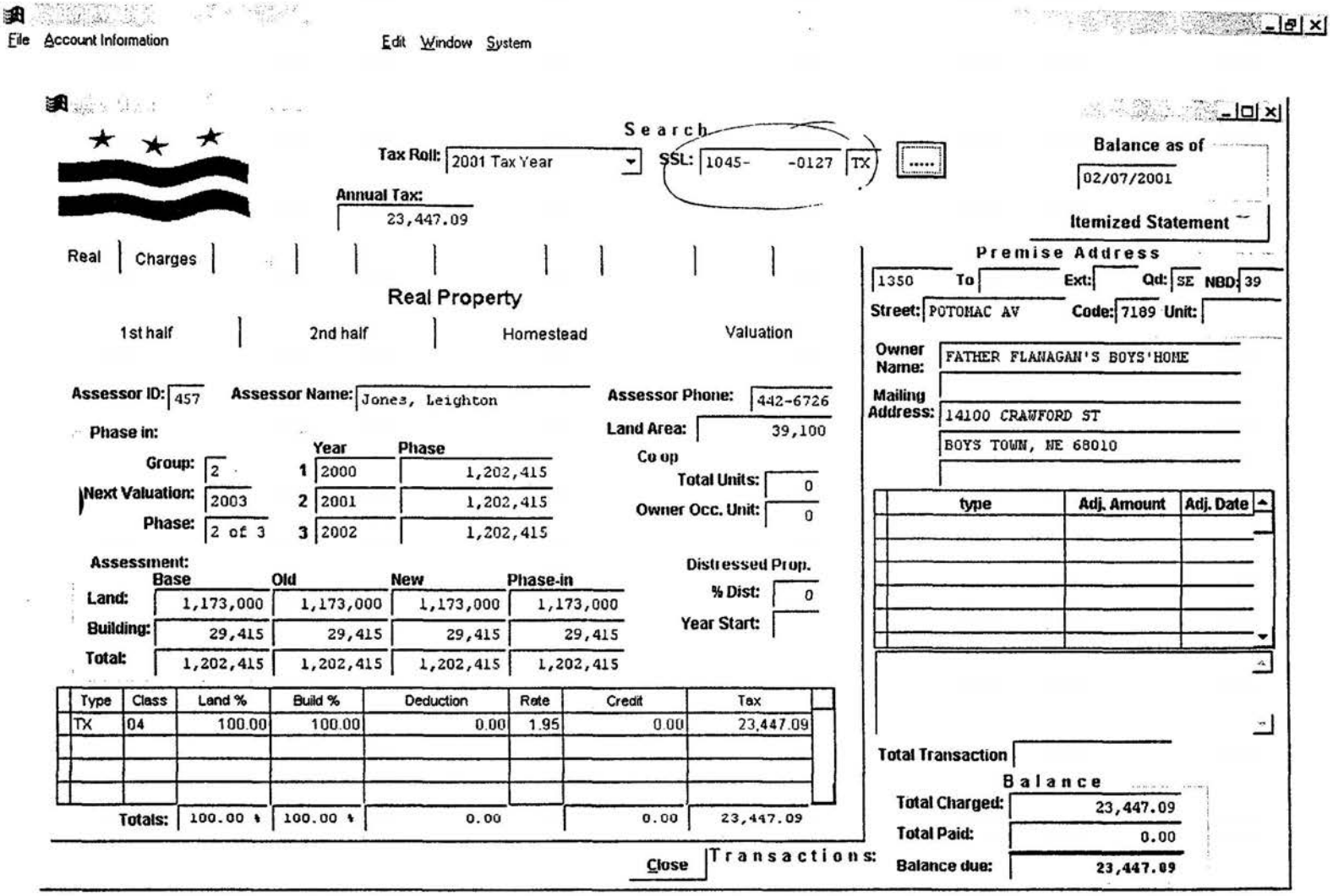
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File Account Information
Edit Window System
Search
Tax Roll: 2001 Tax Year
SSL: 1045- -0828 TX
Balance as of
02/07/2001
Annual Tax:
10,145.07
Itemized Statement
Real
Charges
Real Property
1st half
2nd half
Homestead
Valuation
Premise Address
To
Ext:
Qd: SE NBD: 39
Street: POTOMAC AV
Code: 7189 Unit:
Owner Name: FATHER FLANAGAN'S BOYS HOME
Mailing Address: 14100 CRAWFORD ST
BOYS TOWN, NE 68010
Assessor ID: 457
Assessor Name: Jones, Leighton
Assessor Phone: 442-6726
Land Area: 26,013
Phase in:
Group: 2
Next Valuation: 2003
Phase: 2 of 3
Year Phase
1 2000 520,260
2 2001 520,260
3 2002 520,260
Co op
Total Units: 0
Owner Occ. Unit: 0
Assessment:
Base Old New Phase-in
Land: 520,260 520,260 520,260 520,260
Building: 0 0 0 0
Total: 520,260 520,260 520,260 520,260
Distressed Prop.
% Dist: 0
Year Start:
type Adj. Amount Adj. Date
Type Class Land % Build % Deduction Rate Credit Tax
TX 04 100.00 100.00 0.00 1.95 0.00 10,145.07
Totals: 100.00 % 100.00 % 0.00 0.00 10,145.07
Total Transaction
Balance
Total Charged: 10,145.07
Total Paid: 0.00
Balance due: 10,145.07
Close
Transactions:
Start
Microsoft ...
Document
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Landata LAN...
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Win2Data 20...
Telnet - (None)
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File Account Information
Edit Window System
Search
Tax Roll: 2001 Tax Year
SSL: 1045- -0128 TX
Annual Tax: 12,090.00
Balance as of 02/07/2001
Itemized Statement
Real Charges
Real Property
1st half 2nd half Homestead Valuation
Premise Address
1350 To Ext: Qd: SE NBD: 39
Street: POTOMAC AV Code: 7189 Unit:
Owner Name: FATHER FLANAGAN'S BOYS'HOME
Mailing Address: 14100 CRAWFORD ST
BOYS TOWN, NE 68010
Assessor ID: 457 Assessor Name: Jones, Leighton
Assessor Phone: 442-6726
Land Area: 16,000
Co op
Total Units: 0
Owner Occ. Unit: 0
Phase in:
Group: 2
Next Valuation: 2003
Phase: 2 of 3
Year Phase
1 2000 620,000
2 2001 620,000
3 2002 620,000
Assessment:
Base Old New Phase-in
Land: 480,000 480,000 480,000 480,000
Building: 140,000 140,000 140,000 140,000
Total: 620,000 620,000 620,000 620,000
Distressed Prop.
% Dist: 0
Year Start:
type Adj. Amount Adj. Date
Type Class Land % Build % Deduction Rate Credit Tax
TX 04 100.00 100.00 0.00 1.95 0.00 12,090.00
Totals: 100.00 % 100.00 % 0.00 0.00 12,090.00
Total Transaction
Balance
Total Charged: 12,090.00
Total Paid: 0.00
Balance due: 12,090.00
Close
Transactions:
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10:18 AM


File Account Information
Edit Window System
Search
Tax Roll: 2001 Tax Year
SSL: 1045- -0127 TX
Annual Tax: 23,447.09
Balance as of 02/07/2001
Itemized Statement
Real Charges
Real Property
1st half 2nd half Homestead Valuation
Premise Address
1350 To Ext: Qd: SE NBD: 39
Street: POTOMAC AV Code: 7189 Unit:
Owner Name: FATHER FLANAGAN'S BOYS'HOME
Mailing Address: 14100 CRAWFORD ST
BOYS TOWN, NE 68010
Assessor ID: 457 Assessor Name: Jones, Leighton
Assessor Phone: 442-6726
Land Area: 39,100
Co op
Total Units: 0
Owner Occ. Unit: 0
Phase in:
Group: 2
Next Valuation: 2003
Phase: 2 of 3
Year Phase
1 2000 1,202,415
2 2001 1,202,415
3 2002 1,202,415
Assessment:
Base Old New Phase-in
Land: 1,173,000 1,173,000 1,173,000 1,173,000
Building: 29,415 29,415 29,415 29,415
Total: 1,202,415 1,202,415 1,202,415 1,202,415
Distressed Prop.
% Dist: 0
Year Start:
type Adj. Amount Adj. Date
Type Class Land % Build % Deduction Rate Credit Tax
TX 04 100.00 100.00 0.00 1.95 0.00 23,447.09
Totals: 100.00 % 100.00 % 0.00 0.00 23,447.09
Total Transaction
Balance
Total Charged: 23,447.09
Total Paid: 0.00
Balance due: 23,447.09
Close
Transactions:
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CHAPTER 17 WARD 6 PLAN

Secs.

1700 WARD 6 Economic Development
1701 WARD 6 Objectives for Economic Development
1702 WARD 6 Policies in Support of Economic Development Objectives
1703 WARD 6 Actions to Implement the Plan: Economic Development
1704 WARD 6 Housing
1705 WARD 6 Objectives for Housing
1706 WARD 6 Policies in Support of Housing Objectives
1707 WARD 6 Actions to Implement the Plan: Housing
1708 WARD 6 Environmental Protection
1709 WARD 6 Objectives for Environmental Protection
1710 WARD 6 Policies in Support of Environmental Protection Objectives
1711 WARD 6 Actions to Implement the Plan: Environmental Protection
1712 WARD 6 Transportation
1713 WARD 6 Objectives for Transportation
1714 WARD 6 Policies in Support of Transportation Objectives
1715 WARD 6 Actions to Implement the Plan: Transportation
1716 WARD 6 Public Facilities
1717 WARD 6 Objectives for Public Facilities
1718 WARD 6 Policies in Support of Public Facilities Objectives
1719 WARD 6 Actions to Implement the Plan Public Facilities
1720 WARD 6 Urban Design
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1722 WARD 6 Policies in Support of Urban Design Objectives
1723 WARD 6 Actions to Implement the Plan Urban Design
1724 WARD 6 Preservation and Historic Features
1725 WARD 6 Objectives for Preservation and Historic Features
1726 WARD 6 Policies in Support of Preservation and Historic Features Objectives
1727 WARD 6 Actions to Implement the Plan Preservation and Historic Features
1728 WARD 6 Human Services
1729 WARD 6 Objectives for Human Services
1730 WARD 6 Policies in Support of Human Services Objectives
1731 WARD 6 Actions to Implement the Plan Human Services
1732 WARD 6 Land Use
1733 WARD 6 Objectives for Land Use
1734 WARD 6 Policies in Support of Land Use Objectives
1735 WARD 6 Actions to Implement the Plan Land Use
1736 WARD 6 Actions to Implement the Plan Other Changes

1700 WARD 6 ECONOMIC DEVELOPMENT

1700.1 Ward 6 offers an abundance of economic opportunity within its commercial area. These opportunities can be enhanced by a variety of actions, including land use studies, tailored to the different areas of the ward, small-area studies, parking and loading studies, streetscape plans, tax abatement incentives and facade improvement grants and loans. Economic development themes in the ward are almost exclusively in two (2) areas: office development and small retail business which will serve both the office and residential communities. In this regard special efforts should be made to ensure that development in Ward 6 is compatible with development in other wards on the fringe of the ward, including the Hechinger development in N.E. in Ward 5 and the opening of the Anacostia Metrorail Station on the Green Line in Ward 8. The issue in Ward 6 will be how to manage development in the best interests of the Ward 6 community and the city, as a whole. There are virtually no industrial areas in the ward except for small parcels, which are, for the most part, incompatible with current neighborhood uses.

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1700.2 Job opportunities within and immediately adjacent to the ward abound, provided there is requisite job training available. The many retail establishments at Union Station, along H Street, N.E., at the Hechinger Mall, and along Pennsylvania Avenue, S.E., offer abundant retail sales opportunities. Jobs at the federal level and with the District government can be found in large numbers at the Capitol, D.C. General Hospital, and at the various prison and jail facilities. There are many office jobs at the banks and associations located along Pennsylvania Avenue and in the Union Station area. Finally, there are a myriad of jobs available in the building trades involving both large-scale development and the many remodeling activities within the ward's two (2) historic districts. The issue is not lack of jobs but training to qualify for the jobs. It is anticipated that development of the Navy Yard and the Southeast Federal Center will spur additional development, adding at least 10,000 jobs to the near Southeast community.

1700.3 Much of the economic activity throughout the ward has specialized characteristics which need to be assessed in developing the planning, land use, parking, and loading regulations necessary to promote businesses. The area encompassed by the Capitol Interest Overlay Zone extends from the Capitol grounds to 6th Street, S.E., and N.E. from the Freeway on the south to F Street on the north. Within that zone are a number of important commercial areas: Pennsylvania Avenue, S.E., 2nd Street, S.E., from Massachusetts Avenue north to H Street, N.E., Massachusetts Avenue, N.E., around Stanton Park, and 2nd Street, N.E., from Massachusetts Avenue to F Street. This area serves both the large daytime populations working in and visiting the Capitol as well as the immediately adjacent residential neighborhoods. The key issue is to provide a variety of retail services and to resist the trend toward bars and restaurants, exclusively.

1700.4 Similar considerations exist along both Pennsylvania Avenue, S.E., above the CID and along H Street, N.E. A combination of the 600 block of Pennsylvania Avenue, S.E., the Eastern Market Metro stop, 7th Street, S.E., between 6th and 9th Streets, North Carolina Avenue, and the Freeway and 8th Street between the Metro stop and Navy Yard (Market Row with Eastern Market in the middle) and 9th Street, S.E., between the Metro stop and the Navy Yard constitute the Capitol Hill Central Business District.

1700.5 East of 9th Street, S.E., on Pennsylvania Avenue, there is a need to study both the Avenue itself and for a small-area study at the intersection of the Avenue, Potomac Avenue and 14th Street, S.E., where the Potomac Avenue Metro Station is located. Such a study would help rationalize conflicting land uses in the area. In addition, with the entire length of Pennsylvania Avenue, S.E., as a designated landmark and the primary entrance to the Capitol from the east, a special streetscape plan and land use control should be developed. At the Barney Circle end of the avenue, there is already a proliferation of fast-food outlets and a used car lot which discourage investment in facilities of higher quality as well as denigrate the landmark stature of the Avenue.

1700.6 H Street, N.E., has a different character than Pennsylvania Avenue, S.E., but similar problems. At one time it was the second busiest commercial area in the District. That function diminished in the 1960s and nearly disappeared after the riots of 1968. The H

Street corridor has experienced some revitalization as a result of an Urban Renewal Plan; however, the development of the Hechinger Mall on the east end of the corridor and the substantial office and retail space in the area of Union Station on the west end tend to drain off retail investment and customers from the rest of H Street. This polarization of economic activity needs to be considered in reviewing H Street development. Between the two (2) ends of heavy development, H Street may have to assume a special character in order to fully develop its commercial potential.

1700.7 An inter-ward, underutilized economic development opportunity is Benning Road, N.E., from the Hechinger Mall to the Anacostia River. Its potential needs to be studied. Certain retail possibilities should be considered for this area, including extending the Stadium Farmers Market to Benning Road.

1700.8 Scattered throughout the west end of the Ward are short strips of commercial activity which need to be studied in order to understand and assess how they could better function or whether their land use should change. These areas include 11th Street, S.E. just off Pennsylvania Avenue; 8th Street, N.E., north of Massachusetts Avenue; the Potomac Avenue, Pennsylvania Avenue, 14th Street area,; and various strips along 15th Street, S.E. and N.E. Also scattered throughout the area are non-conforming land uses most of which are now neighborhood-related services: drug stores, corner groceries, dry cleaners, hair dressers, etc. These stores not only perform essential services for the community but also give the area vitality.

1700.9 On the east side of the ward there is a detailed plan for economic and related development in Anacostia developed by the Anacostia Coordinating Council and endorsed by most of the affected Ward 6 groups and relevant public officials. It is published as a Development Concept Plan entitled "Anacostia: A Capital Gain," and has been circulated widely in the community for more than three years. It involves a variety of public agency actions and policies, which are enumerated in the relevant implementation sections contained in the Ward 6 Plan. Included in the Development Concept Plan are provisions for streetscape improvements, basic land use plans and appropriate controls for future development of key sites, traffic and parking improvements, and historic preservation.

1700.10 The Anacostia Development Concept Plan is a legitimate small-area plan within the context of the city's comprehensive plan and is adopted as such as part of the Ward 6 Plan.

1701 WARD 6 OBJECTIVES FOR ECONOMIC DEVELOPMENT

1701.1 The objectives for economic development are as follows:

(a) To encourage a range of commercial services and facilities for Ward 6 residents through appropriate development of commercial areas when needed and to upgrade

commercial areas such as the Martin Luther King, Jr., Avenue, S.E., and Good Hope Road, S.E., corridors, the H Street, N.E. and Benning Road, N.E., corridor, Pennsylvania Avenue, S.E., corridor, 7th and 8th Streets, S.E.; the M Street, S.E. corridor from South Capitol Street to north of the 11th Street bridge; South Capitol from the Capitol to Buzzard's Point; and

(b) To stimulate economic activity and employment opportunities and growth consistent with the respective needs of the various neighborhoods in Ward 6.

1702 WARD 6 POLICIES IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES

1702.1 The policies in support of economic development objectives are as follows:

(a) Provide a range of commercial facilities and services within commercial corridors in Ward 6;

(b) Ensure that new commercial developments in Ward 6 are consistent with the character of the adjacent historic districts;

(c) Ensure that the redevelopment of the commercial corridors, such as H Street, N.E., Martin Luther King, Jr., Avenue, S.E., and Good Hope Road, S.E., 8th Street, S.E.; M Street, S.E., include a large percentage of neighborhood-serving commercial uses;

(d) Where development opportunities exist, the city and the Ward 6 community should work to ensure that they are consistent with neighborhood and city objectives;

(e) Reduce the impact of gaming/lotteries on the ward in order to promote service-oriented businesses; and

(f) In the Capitol Hill Historic District of Ward 6 there shall be no matter of right uses for private clubs, apartment houses, rooming houses, single room occupancy homes, museums, colleges, universities, or dormitories.

1703 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: ECONOMIC DEVELOPMENT

1703.1 The actions to implement economic development are as follows:

(a) Prepare comprehensive analysis of land use in the Massachusetts Avenue, N.E., 7th and 8th Streets, S.E., M Street, S.E., and Pennsylvania Avenue, S.E., commercial corridors;

(b) Select sites which have potential for increased FAR to attract economic development in commercial districts, including the increase to 3.0 FAR on H Street, N.E. from 3rd to Benning Road and 8th Street, S.E. from Pennsylvania Avenue to M Street;

(c) Designate area around Potomac Avenue Metro station as a Special Treatment Area. Boundaries of the special study area are 11th Street, S.E. on the west (including the 11th Street commercial corridor), D Street, S.E. on the north, Kentucky Avenue on the east, and Southeast/Southwest Freeway on the south. Special Treatment Area study to include development of underutilized commercial sites, (e.g., Bogan property at 14th and Potomac Avenue, S.E.), protection of residential properties and neighborhoods in the study area, including the residential neighborhood south of Pennsylvania Avenue bounded by 13th Street, S.E., on the west, Pennsylvania Avenue on the north, 15th Street, S.E., on the east, and the Southeast/Southwest Freeway on the south. Special Treatment Area analysis to emphasize economic development potential in balance with predominately residential character of the area;

(d) Ensure that the future development and/or expansion of Capitol grounds conforms with guidelines and sequences as set out in the Master Plan of the U.S. Capitol;

(e) Ensure that future development of land transferred from the Architect of the Capitol to the District or private ownership conforms with existing uses in adjacent and surrounding areas;

(f) Restore Eastern Market as retail meat, produce center and farmers' row built around core of existing Farmers' Market. Community meeting and performing and visual arts space to be included in improvement program;

(g) Create Capitol Hill Central Business District shopping area by integrating Market Row, Pennsylvania Avenue, S.E., (6th Street, S.E., to 9th Street, S.E.) and Barracks Row retail areas through the device of a special treatment area.

(h) Reassess H Street, N.E., Corridor Urban Renewal Plan to account for changed economic development potential in corridor. Consider entirely new Urban Renewal Plan to provide incentives for housing, community services, neighborhood recreation facilities;

(i) Confine commercial activities to Benning Road, N.E., frontage in Kingman Park area of the ward;

(j) Retain open-air Farmers' Market at Stadium/Armory parking lots;

(k) Improve range and quality of retail business along 15th Street, S.E., and upgrade neighborhood convenience shopping services;

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(l) Promote/sustain economic vitality of business concerns lawfully established and operating on Pennsylvania Avenue, S.E., 7th and 8th Streets, S.E., and Massachusetts Avenue, N.E., commercial corridors;

(m) Protect adjacent residential neighborhoods in Northeast against pressures for conversion to retail and office uses generated by Union Station development;

(n) Develop old Anacostia as an integrated retail small office, and light industrial employment/service center designed to complement the area's historic district and stable neighborhoods;

(o) Limit existing commercial facilities to present sites and densities in Twining/Greenway area of Ward 6. Upgrade appearance of facilities and improve type and mix of services available to meet community needs. Commercial districts requiring renovation are those located at Nelson Street and Minnesota Avenue, S.E., and Benning Road, S.E., and Pennsylvania Avenue and Minnesota Avenues, S.E.;

(p) Maintain and improve Good Hope Road commercial area in a manner compatible with residential character of Fairlawn and Anacostia neighborhoods;

(q) Upgrade the level of services and outlets along the Good Hope Road commercial corridor;

(r) Designate a new special treatment area between Eastern Market Metro, 8th and 7th Streets, S.E. between Pennsylvania Avenue and the expressway: Pennsylvania Avenue from 6th Street to 9th Street, S.E., 7th and 8th Streets, from Pennsylvania to expressway, 7th Street, S.E., from Pennsylvania Avenue to North Carolina Avenue.;

(s) Encourage the establishment of a public post-secondary facility in Ward 6;

(t) Prohibit the establishment of any further fast food restaurants within the Capitol Hill Historic District;

(u) Require any building located directly adjacent to the H Street Overpass to measure its allowable height (from street level to parapet and permissible penthouses) from the existing grade of Second Street, N.E., or First Street, N.E., and not from any part of the Overpass itself; and

(v) Require any building located directly adjacent to the H Street Overpass with frontage on Second Street, N.E., or First Street, N.E., to provide access to its parking and delivery facilities from the H Street Overpass, and prohibit direct parking and delivery access from Second and First Streets, N.E.

IROLLED ORIGINAL

1704 WARD 6 HOUSING

1704.1 Ward 6 has a great diversity of housing available to its residents. The housing stock ranges from large public housing projects to smaller subsidized units, to large row-house districts, to neighborhoods of detached single-family homes. The west end of the ward contains the bulk of the older row-house neighborhoods, many of which were built in the 19th century and are part of the Capitol Hill Historic District. Although the western portion of the ward (west of the Anacostia River) is relatively small in land area, its population density is high due to the row-house character of its housing. There are also a few scattered small apartment houses throughout the west side of the ward, many of which have been converted to condominiums.

1704.2 On the east side of the ward, the Anacostia Historic District contains a number of wooden, detached houses, many of which require substantial renovation in order to maintain their residential uses. These are interspersed with large, multifamily units built in the 1950s and 1960s to accommodate families displaced in the redevelopment of Southwest. Many of these are vacant and all require substantial renovation. They are, as a rule, built on too large a scale and are too densely clustered to be compatible with the underlying neighborhood. Some of these buildings should be demolished at the end of their useful lives and replaced with smaller, compatible buildings.

1704.3 The Twining/Greenway neighborhood contains a large concentration of small, detached houses. This neighborhood, in particular, has been encroached upon by a number of small apartment houses which tend to undermine the integrity of the area as a single-family residential neighborhood. There are also several brick row-house neighborhoods in the eastern section of the ward. Much of the housing east of the Anacostia River requires additional maintenance. Homeowners require assistance in their efforts to maintain their properties, thus stabilizing the residential quality of the area.

1704.4 There is little vacant property available for development in Ward 6. The vacant parcels that exist are small in size and most suitable for infill development. Increasing the housing supply and helping the homeowner afford his or her property can be accomplished by renting portions of the structures that have two (2) units, i.e., English basements. Other ways to increase the housing supply include conversion of schools and churches to apartments and condominiums, and by creating new apartment development along H Street, N.E., and Pennsylvania Avenue, S.E.

1704.5 Although more housing units are rented than are owned in Ward 6, recent trends show an increase in home ownership. Since home ownership is a stabilizing force in residential neighborhoods, public policy needs to strengthen that trend by a number of means, including provision of subsidies for first-owner mortgages and tax abatements for ownership. Another positive trend involves assisting public housing residents to own their units, thus stabilizing those projects. Whether public housing tenants become

owners, or continue as renters, they need to be encouraged and assisted to properly maintain the homes they occupy.

1705 WARD 6 OBJECTIVES FOR HOUSING

1705.1 The objectives for housing are as follows:

(a) To maintain and strengthen the quality and construction of housing in the various neighborhoods throughout Ward 6, seek to provide incentives for infill housing constructed in an architectural style and of material compatible with the predominant Fairlawn brick row housing; and

(b) To stimulate production in Ward 6 of new and rehabilitated housing, particularly in the Anacostia Historic District, Fairlawn and Woodlawn neighborhoods, to provide housing opportunities to accommodate and allow for residential growth and stability according to area needs, encourage row house construction compatible with existing neighborhoods, discourage the development of additional multi-family housing in the Fairlawn community and instead provide incentives to rehabilitate existing multi-family units.

1706 WARD 6 POLICIES IN SUPPORT OF HOUSING OBJECTIVES

1706.1 The policies in support of housing objectives are as follows:

(a) Maintain the housing stock through the provision of additional loans and grants to Ward 6 homeowners for housing rehabilitation, appropriate changes in regulatory codes and encouragement of in-fill development on vacant lots;

(b) Discourage encroachment of the non-residential uses in residential areas;

(c) Stimulate private investment in housing in Ward 6 and expand home ownership opportunities; and

(d) Provide new housing in Ward 6 area through the conversion of appropriate non-residential structures that have outlived their current use, such as churches, warehouses, schools and other public facilities.

1707 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: HOUSING

1707.1 The actions to implement housing are as follows:

(a) Preserve primarily moderate-density residential character of area bordering U.S. Capitol grounds;

(b) Preserve character of residential neighborhoods. Curtail conversions of residential properties to commercial/office use;

(c) Promote preservation and enhancement of low- and moderate-income housing development opportunities, and provide incentives to encourage low- and moderate-income home ownership;

(d) Transient housing (inns, small hotels, etc.) should be designed in a manner compatible with the Ward's predominantly residential character;

(e) Prohibit further carriage-house conversions and resulting higher densities;

(f) Encourage construction of new and infill housing in and around Anacostia Historic District with no increased densities;

(g) Provide incentives to encourage home ownership and occupancy;

(h) Improve the mix of subsidized and nonsubsidized dwelling units to enhance neighborhood stability;

(i) Rehabilitate and maintain selected public housing projects in Ward 6. Renovate and convert selected units as owner-occupied cooperative housing;

(j) Pursue renovation of Rose's Row (1700 block of U Street, S.E.) for single family dwellings as is now occurring;

(k) Prepare alternative site development plans for the housing along east side of Martin Luther King, Jr., Avenue between Morris Road and Howard Road in conjunction with Ward 8;

(l) Establish community-based financing system to promote home ownership in Anacostia neighborhood.

(m) Preserve residential character of Twining neighborhood with no increased density;

(n) Rehabilitate deteriorating housing stock in Twining neighborhood, especially small, single-family houses west of Minnesota Avenue, S.E.;

(o) Encourage conversion of low-rise apartment buildings in Twining neighborhood to owner occupied;

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(p) Preserve residential character of Fairlawn neighborhood with no increased densities;

(q) Rehabilitate deteriorating housing stock in Fairlawn neighborhood, primarily single-family homes and small apartment buildings in subarea;

(r) Preserve residential character of Woodlawn neighborhood, with no increased density housing;

(s) Inventory all unoccupied or boarded-up dwellings in the Ward and act to return these dwellings to habitable uses;

(t) Establish and maintain coordination between the District and the Architect of the Capitol to better manage the need for and production of federal dormitory-style housing in the Capitol Hill neighborhood; and

(u) Work cooperatively with neighborhood organizations to formulate development and implementation plans for the Ellen Wilson Dwellings, emphasizing the creation of mixed-income, owner-occupied and rental housing.

1708 WARD 6 ENVIRONMENTAL PROTECTION

1708.1 Environmental protection is an issue that has become increasingly important over the past decade. The Potomac River, which was the model cleanup project for the U.S. Environmental Protection Agency's water quality improvement efforts, is being restored to its former state and once again supports a broad range of aquatic life. Air quality in the District has improved substantially since the mid-1960s.

1708.2 Environmental protection is a regional concern that often must rely on regional solutions for success. Maryland, Virginia and the District of Columbia have increased their cooperative efforts to improve environmental quality. Of particular importance to Ward 6 are the efforts currently underway by the District of Columbia and the State of Maryland to improve conditions in the Anacostia River and its tributaries. These efforts are part of a comprehensive program for restoring the Chesapeake Bay being undertaken by the District, Maryland, Virginia, Delaware and Pennsylvania under the guidelines of the Environmental Protection Agency.

1708.3 Pollution of the Anacostia River and deterioration of its shorelines present serious environmental problems. These conditions have had negative consequences for aquatic life and have limited use of the river for recreational purposes. Now the Anacostia River Basin is receiving the attention given the Potomac River during its cleanup efforts. The river cleanup project will require the combined efforts of the District, Prince Georges County and the National Park Service. In the District, high traffic volume, poor water quality, soil erosion and other concerns are being approached with new awareness. The

Department of Public Works (DPW) and other District government agencies are implementing improvements in sewer maintenance and medical waste management. Guidelines for homeowners to help improve environmental quality are provided by DCRA.

1708.4 The Swirl Concentrator, a computer-operated interim sewage treatment plant, recently began operating just east of D.C. General Hospital. The plant will help alleviate sewage capacity problems at Blue Plains Wastewater Treatment Plant.

1708.5 With the District government's renewed efforts to improve environmental quality, progress is being made. The first stages of the long-awaited Anacostia River cleanup is beginning. The Department of Public Works is implementing its Combined Sewer Overflow Abatement Master Plan. The Swirl Concentrator is part of that plan's implementation. Improvements to other aspects of the wastewater and stormwater management system are also included. These capital improvements will also improve water quality in the Anacostia River. Heavy traffic volumes along the ward's major arterials cause hazardous air quality conditions for surrounding neighborhoods. The U.S. Capitol Power Plant operations have raised neighborhood concern about air quality conditions. In addition, DPW and the Council of Governments are developing improved air quality management procedures. Increasing use of mass transit is an important feature in improving air quality.

1708.6 Soil erosion in Fairlawn and Anacostia threatens the neighborhood quality. Erosion along the southwest section of Fort Stanton Park is beginning to effect trees in that area of the park.

1708.7 The Department of Public Works has helped improve neighborhood environmental quality and has intensified efforts to regularly clean alleys, schedule bulk trash collection, and remove downed trees and other road hazards.

1709 WARD 6 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

1709.1 The objectives for environmental protection are as follows:

(a) To improve the quality of water in the District's rivers and streams to meet public health and water quality standards and to maintain the physical, chemical and biological integrity of these watercourses for multiple uses, including recreation;

(b) To protect the overall environmental quality of the Ward 6 land areas by preventing further soil erosion, promoting the restoration of eroded areas and enforcing prohibitions against illegal dumping and other destructive practices;

(c) Reduce the level of noise and litter, and improve air quality; and

(d) Monitor noxious emissions and noise from vehicular and railway uses, including the concentration of trains, tour buses, and taxicabs, in the Union Station and Eckington Yard/Northeast No. 1 Special Treatment Area. Encourage pedestrian overpasses and bridges as well as the use of sound barriers in the area to enhance the ward's environmental quality. Encourage the addition of fencing to the rail lines throughout the ward where rail lines abut residential communities, such as the Union Station and Eckington /Northeast No. 1 Special Treatment Area, the Garfield Park area, and the Fairlawn community.

1710 WARD 6 POLICIES IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES

1710.1 The policies in support of environmental protection objectives are as follows:

(a) Minimize overflows of untreated sewage from the combined sewerage system, and develop and implement a reliable program of solid waste and sludge disposal that is cost-effective, environmentally sound, and fully coordinated with all responsive jurisdictions and regulatory bodies;

(b) Prevent further sedimentation of stream beds and valleys, whenever possible;

(c) Regulate land development activities including public spaces, throughout the Ward 6 area to protect natural features, prevent soil erosion, and prohibit construction practices that produce unstable soil and hillside conditions;

(d) Regulate noxious emissions and noise from buses, trucks and passenger vehicles, including the concentration of trains, tour buses, and taxicabls, in the ward, particularly in the Union Station and Eckington Yard/Northeast No. 1 Special Treatment Area. Encourage pedestrian overpasses and bridges as well as the use of sound barriers in the area to enhance the ward's environmental quality. Encourage the addition of fencing to the rail lines throughout the ward where rail lines abut residential communities, such as the Union Station and Eckington Yard/Northeast No. 1 Special Treatment Area, the Garfield Park area, and the Fairlawn community; and

(e) Restrict heavy vehicle trough traffic (buses, tour buses, trucks, etc.) on residential streets lacking sufficient supporting structure and street width to prevent damage to surrounding buildings.

1711 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: ENVIRONMENTAL PROTECTION

1711.1 The actions to implement environmental protection are as follows:

(a) Control gaseous and particulate emissions from the Capitol Power Plant and noise emissions from the Refrigeration Plant;

(b) Identify appropriate authority and establish mechanism, including negotiated District of Columbia/Architect of the Capitol agreement, if necessary, to control Capitol Power and Refrigeration Plant emissions;

(c) Protect residential neighborhoods from tour bus-generated congestion, noise and noxious emissions;

(d) Take appropriate steps to protect and maximize overall quality;

(e) Protect adjacent residential and commercial areas from adverse affect of Southwest/Southeast Freeway, including noxious emissions, visual and noise blight;

(f) Control diesel emissions and tunnel fan blowouts of accumulated smoke at mouth of Washington Terminal Company (Amtrak) tunnel, D Street and New Jersey Avenue, S.E.;

(g) Protect surrounding residential neighborhood from oil spillage and other adverse environmental effects caused by Johnny Matthews Fuel Service, 630 14th Street, N.E. Provide appropriate screening and buffering of use from residential neighborhood;

(h) Rebrick or repave, as appropriate, alleys and public easements through the ward to curtail soil erosion;

(i) Provide protection for residential neighborhoods against adverse effects of activities at adjacent major public facilities. Limit hours for large-scale public entertainment events, such as, activities later than 11:00 p.m. Divert/reroute commuter traffic around neighborhood to reduce noise, air, and glare pollution. Provide landscape screening along 19th Street, N.E. S.E.;

(j) Abate soil erosion conditions associated with over-building and inappropriate site design;

(k) Provide noise abatement structures and landscaping to shield neighborhoods abutting Anacostia Freeway;

(l) Ensure landscaping treatment of Anacostia Metro station Kiss-and-Ride parking and bus storage areas to mitigate glare, dust, noise and visual effects;

(m) Provide security fencing, landscaping, and noise barriers between Conrail switching yards and trackage to protect adjoining residential neighborhoods against adverse effects and hazards;

(n) Initiate action to abate air pollution generated by Conrail operations and adjacent switching yard;

(o) Abate soil erosion conditions associated with over-building and inappropriate site design, with particular attention to the area adjacent to the Marbury Plaza apartment site;

(p) Develop a comprehensive multi-material recycling plan for waste products;

(q) Absolutely prohibit the siting of solid waste/trash transfer stations in, adjacent to, or near (within 500 feet of) residential neighborhoods. All such facilities should possess valid (permanent) certificates of occupancy and other necessary operating permits;

(r) Remove the waste transfer station currently occuping the Uline Arena at 3rd and L Streets, N.E. Encourage the type of occupancy at that site that will involve community entertainment, education, or recreation, in keeping with the potential of the arena itself; and

(s) Encourage educational efforts among Ward 6 residents to support environmental benefits of recycling, the abatement of storm drain/catch basin dumping, tree maintenance and planting, and other actions that improve the quality of the Ward 6 environment.

1712 WARD 6 TRANSPORTATION

1712.1 The area of Ward 6 west of the Anacostia River is served by a combination of public transportation systems making automobile usage for local trips by its residents almost unnecessary. The east side of the River - one of the most transit-dependent sections of the city - is served by Metrobus and Metrorail service. Unfortunately, most of the ward, particularly the west side, is intersected by auto commuter routes serving nearby Maryland residents and residents of the Anacostia area of the District. There are seven (7) Metrorail stations within the ward. The Capitol complex and close-in Capitol Hill are served by three (3) stations: Capitol South, Union Station, and Judiciary Square. Southeast Capitol Hill is served by Eastern Market, Potomac Avenue and Stadium/Armory stations. Anacostia is served by the Anacostia Green Line station. Major bus routes transverse the ward. Train and intercity bus service is available at or

near Union Station. National Airport is easily accessible via the Southeast/Southwest Freeway or the Blue Line Metro route. It should also be noted that the wide sidewalks and street trees make walking to work pleasurable for Capitol Hill residents.

1712.2 The most difficult transportation issue is the role of the automobile. Accommodation of residents' automobiles is a difficult problem and a challenge in what is primarily a series of 19th century neighborhoods. Requiring a parking spot in this area needs reexamination. Requiring a parking spot in each new residence often leads to a curb cut with a loss of on-street parking and no replacement because the new parking space is often not used for parking. Similarly, the blanket policy of grandfathering parking for existing buildings in the Historic District achieves uneven results.

1712.3 A major success, but one needing further refinement, is permit parking. There needs to be an examination of whether or not residents of the ward are abusing permit parking and using the streets near Metro stops as all-day parking lots. Enforcement of this problem needs to be evaluated, and the issue of extending permit parking needs to be addressed. There is also the problem of all-day parkers from the Capitol complex, the Library of Congress, and employees of business who simply move their cars every two (2) hours to stay within the regulatory limits.

1712.4 A major problem in Ward 6 on the east and west sides of the river, is the use of neighborhood streets as commuter thoroughfares. This problem is exacerbated by frequent severe congestion and tie-ups along major commuter arterials. The situation is getting worse because of extensive office and retail development in the Union Station area and increasing residential development in Maryland from the District line to Annapolis. One proposal is the development of the Barney Circle Freeway project, which includes linkages from I-295 to the Southwest Freeway at Barney Circle, with an additional linkage at Barney Circle by means of a roadway between East Capitol Street and the Southeast Freeway. While the design and purpose of the Barney Circle Freeway were established after extensive consultation with Capitol Hill residents, its effects on the ward remain uncertain. That plan calls for additional lanes within the existing Southeast Freeway roadbed, and one-way streets in the Capitol Hill area will be returned to two-way traffic. The stated purpose is to direct commuter traffic into the District using commercial streets or freeways built to accommodate such traffic. This will not solve the problem but may give some relief while other techniques are employed, such as greater emphasis on van pooling, use of buses, Metro, and HOV lanes. Commuter traffic remains one of the biggest threats to the quality of residential life in Ward 6.

1712.5 Development east of the river, spurred by the Anacostia Metrorail site, is provoking parking problems similar to those that plague Capitol Hill. The Metro garage at the Anacostia Metro station will not provide all necessary parking. Also, the economic revitalization of the Good Hope Road corridor depends upon shoppers being able to park to use the stores.

1713 WARD 6 OBJECTIVES FOR TRANSPORTATION

1713.1 The objectives for transportation are as follows:

(a) To provide an adequate balanced circulation system, properly related to residential, commercial/retail, and other land uses, which will enhance the aesthetic and environmental characteristics along streets in the Ward 6 area as well as to minimize traffic congestion;

(b) To develop, as appropriate, a network of trails, including hiking and biking, designed to connect residential, employment, education, and open space areas and to provide for the journey-to-work needs of Ward 6 residents. Provide secure bicycle racks in appropriate areas including Metro stations;

(c) To integrate circulation facilities with the patterns of development and the natural environment in the Ward 6 areas in a manner that will minimize noise and air pollution and at the same time provide for the safe, convenient movement of people and goods; and

(d) To support the optimum use of mass transit by residents of Ward 6 and by workers, visitors, and tourists who come to the ward.

1714 WARD 6 POLICIES IN SUPPORT OF TRANSPORTATION OBJECTIVES

1714.1 The policies in support of transportation are as follows:

(a) Develop a pathway system in the Ward 6 areas that interconnects neighborhoods, employment, recreation, schools, and open space areas, where feasible, with access to the Metro system;

(b) Seek to ensure that development adjacent to the Ward 6 Metrorail Stations enhances ridership;

(c) Minimize conflicts between vehicular and pedestrian traffic;

(d) Work with the Architect of the Capitol to reduce parking and traffic impacts in areas adjacent to the Capitol as a result of office development;

(e) Minimize, commensurate with the policy in paragraph (d), the number of one-way streets in the Capitol Hill Historic District; and

(f) Give increased attention to bus service east of the river.

1715 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: TRANSPORTATION

1715.1 The actions to implement transportation are as follows:

(a) Coordinate proposed street closings and/or re-routings by Architect of the Capitol with the city government;

(b) Work with the Capitol Hill Traffic Management Task Force and other citizen traffic groups to develop a plan to reduce traffic congestion throughout the ward;

(c) Create permit parking subzones near Metro stops and within vicinities. Protect parking for current residents, including a prohibition of meters in residential blocks;

(d) Perform parking and loading studies for all the major commercial/retail areas in the ward with a view to accommodating shoppers and worker needs for parking in suitable locations. and facilities that are integrated visually into these areas and the surrounding residential neighborhoods;

(e) Provide adequate and accessible short-term parking for Eastern Market customers as part of Eastern Market improvement program;

(f) Enforce regulations regarding tour bus routes, parking, and idling to protect residential neighborhoods. Problems to be addressed cooperatively between the District and the Architect of the Capitol;

(g) Enforce residential parking restrictions in neighborhoods surrounding the Capitol precinct. Establish and enforce special residential parking permit subzones along streets near the Capitol. near Metro stops. and elsewhere as needed in the ward;

(h) Establish frequent surface transportation between Capitol South and Union Station Metro stops to encourage Metro use and reduce commuter traffic and parking in surrounding neighborhoods;

(i) Prepare detailed transportation plan for Pennsylvania Avenue corridor to address impacts of zoning regulation changes in commercial corridor, access to Metrorail and connecting buses. and designation use of Pennsylvania Avenue as ceremonial route to the U.S. Capitol;

(j) Prepare comprehensive Ward 6 parking and loading study, including comprehensive analysis of residential and commercial requirements;

(k) Maintain existing bus services in the near Northeast section of the ward and expand transit access to Hechinger Mall. including initiation of jitney/shuttle service between Hechinger Mall and surrounding neighborhoods;

(l) Maintain current levels of bus service on Benning Road, N.E.;

(m) Curtail commuter traffic along C Street, N.E., East Capitol Street, Independence Avenue, S.E., and 17th Street, S.E.;

(n) Promote more effective use of stadium parking lots in support of commuter use of Metro, including the provision of bike racks at all Metro stations;

(o) Establish traffic management strategies to separate local traffic from through-traffic within adjacent residential neighborhoods, route through-traffic around identified neighborhood enclaves if possible, and complete segments of the highway and street system necessary for smooth traffic flow and the reduction of commuter traffic in residential neighborhoods;

(p) Establish Eastern Market Metro Park as a major exchange between the Blue Line and bus routes servicing southeast Washington. Modifications to Eastern Market Metro Park to include necessary changes in existing traffic and pedestrian circulation as well as appropriate landscaping, lighting, bus shelter and street furniture improvements;

(q) Complete extension of the Metrorail Green Line from the Anacostia Metrorail Station to the Branch Avenue terminus in Prince Georges County;

(r) Provide improved pedestrian and vehicular access to Anacostia Park recreation areas;

(s) Adopt TSM TIP measures to mitigate traffic circulation/congestion problems at major intersections including Good Hope Road/Alabama Avenue, S.E.; Good Hope Road/Martin Luther King, Jr., Avenue/W Street, S.E.; and Good Hope Road and Minnesota Avenue, S.E.;

(t) Provide pedestrian circulation connection between Metro parking garage and Martin Luther King, Jr., Avenue via Chicago Street and new freeway pedestrian overpass;

(u) Reduce traffic congestion at the intersection of Minnesota and Pennsylvania Avenues;

(v) Improve accessibility of Woodlawn and Fairlawn neighborhoods to public transportation;

(w) Enforce the use of Fairlawn Avenue south of Pennsylvania Avenue as a one-way street, as officially designated;

(x) Improve the frequency of bus circulation on all routes east of the river;

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(y) Prepare a detailed transportation plan to address the impact of the Anacostia Metro station on primary and secondary thoroughfares in the vicinity thereof, access to Metrorail and connecting buses, and pedestrian access to Metrorail; and

(z) Establish a Traffic Management District for areas near Union Station and S.E. Federal Center.

1715.2 To remedy the particular H Street Overpass traffic-related transportation objectives, amplifying section 1715.1(o), develop a planning task force, representing affected residents and businesses, along with local, federal and other interested stakeholders, responsible for making specific recommendations on:

(a) The H Street Overpass and its limitations to serve the high density commerical overlay along Second and First Streets, N.E.; and widening and improving the existing infrastructure of Columbus Circle and First and Second Streets, N.E., from Massachusetts Avenue, N.E., to Florida Avenue, N.E., as interrelated projects;

(b) Widening and improving the existing infrastructure of the H and K Street tunnels, and any existing pedestrian tunnels to serve as the principal east-west bypass under the railroad tracks; and

(c) Conducting a feasiblility studey assessing the task force recommendations with a particular emphasis on implementing such transportation, traffic, and infrastructure improvements and the related goals of the Ward 6 Plan.

1716 WARD 6 PUBLIC FACILITIES

1716.1 There are a substantial number of public facilities located in Ward 6. These include District and federal facilities such as the Municipal Center, the Capitol of the United States, the U.S. Department of Labor and the U.S. Tax Court on the western edge, the Navy Yard and the Southeast Federal Center on the southern edge; Anacostia Park on both sides of the river; and the Stadium Armory complex containing the RFK Stadium and Armory, D.C. General Hospital, D.C. Jail, and the D.C. Correctional Treatment Facility. In the southwest part of the ward, there are the Washington Metropolitan Area Transit Authority (WMATA), Southeast Metrobus Garage and the District-owned O Street Pumping Station. In addition, there are numerous Community-Based Residential Facilities "(CBRFs)" throughout the ward, as well as a number of large public housing projects: Potomac Gardens, Kentucky Courts, Woodland Terace, Arthur Capper Dwellings, Carrollsburg Apartments and Hopkins Apartments.

1716.2 In order to deal with impact of these facilities each should have some planning for their future development. The Architect of the Capitol has developed a Master Plan for the Capitol of the United States which could be a model for planning. The Navy Yard requires an updated master plan which would be overseen by the National Capital

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Planning Commission. As the Union Station area develops, there is planning for its traffic impact on the residential areas. The Nursing Center should have a master plan for its activities. The District government requires a number of plans: for the area encompassed by D.C. General Hospital, the jail, the prisons and the Stadium/Armory. It should also have a plan for its numerous public housing projects which occupy many squares in the area. The school system requires a master plan for the disposition and reuse of its underutilized or abandoned schools. And finally, the District government needs to plan for the equitable disbursement of its CBRFs so that there is minimal impact on residential neighborhoods, not only of Ward 6, but throughout the District, except that the disbursement shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 et seq.) ("Fair Housing Act"). For the purposes of this subsection, the term 'handicap' has the same meaning as in §802(h) of the Fair Housing Act (42 U.S.C. 3602(h)).

1717 WARD 6 OBJECTIVES FOR PUBLIC FACILITIES

1717.1 The objective for public facilities is to provide adequate facilities for the efficient distribution of services that promote the health, education and welfare of the citizens of Ward 6.

1718 WARD 6 POLICIES IN SUPPORT OF PUBLIC FACILITIES OBJECTIVES

1718.1 The policies in support of the public facilities objectives are as follows:

(a) Monitor the reuse of surplus public properties that exist in Ward 6 to ensure that they are compatible with the character of Ward 6; and

(b) Work with the public and private service-providing organizations to ensure that their locations and operations are managed in a manner that reduces negative impacts throughout the Ward 6 area.

1719 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: PUBLIC FACILITIES

1719.1 The actions to implement the public facilities objectives are as follows:

(a) Re-examine the possibility of a U.S. Capitol visitors' assembly area at Union Station with parking and shuttle transportation service to the Capitol in order to minimize the use of residential streets and to facilitate visitor access to the Capitol. Provide bike racks at Union Station near Metro station stops;

(b) Cooperate in efforts to ensure that adjunct Congressional and Supreme Court facilities conform with the Master Plan for the U.S. Capitol, and its interim

provisions, and are compatible with the character of immediately surrounding neighborhoods. The facilities include Congressional Day Care Center, housing and classroom space for pages, Capitol Police facilities and the work and storage areas of the Architect;

(c) Revise outdated plans for expansion of the Capitol Power Plant to reflect revised Capitol needs and to be in character with the adjacent residential community;

(d) Future use, including adaptive reuse of public facilities, including schools, shall conform with existing uses and neighborhood objectives as stated in the Ward Plan. The proposals shall be considered as actions subject to the advice of the affected ANC;

(e) Provide adequate recreation opportunities, including usable fields and sports facilities;

(f) Enhance constructive utilization of areas under Southeast/Southwest Freeway compatible with surrounding uses:

(g) Improve recreation opportunities for residents of near Northeast section of the ward, including upgrading of recreation and playground facilities at Sherwood and Rosedale, together with enhanced security programs;

(h) Retain/refine Eastern High School campus as stable element and asset of the surrounding neighborhoods;

(i) Upgrade and improve park facilities to meet community needs, including the addition of walking and bicycle trails, picnic tables, bicycle racks, barbecue grills, and active recreation fields. Landscape and maintain park property;

(j) Provide additional open space for active recreation facilities;

(k) Prepare, in cooperation with the National Park Service, a comprehensive plan for use, development, and maintenance of all public facilities in West Anacostia Park:

(1) Any public facility project planned for the banks of the Anacostia River is to be planned in collaboration and consultation with adjoining neighborhoods and community organizations, including the ANC, to ensure compatibility of design and function with Ward 6 plans, goals, objectives and policies; and

(2) Development of West Anacostia Parklands is to include complementary active recreational facilities accessible to Ward 6 residents;

(l) Develop a long-term lease for RFK stadium as a basis for accommodating a new baseball franchise; no transfer of land from National Park Service jurisdiction;

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(m) Provide systematic continuing funds for improvement and maintenance of recreation facilities in Anacostia Park, including NPS roller rink and D.C. swimming and recreation center;

(n) Provide for adaptive reuse of vacant school buildings except for the 16th Street temporary buildings, which shall be demolished;

(o) Future public facilities to be developed in conformity with integration plans for National Park Service for Anacostia Park and development concept plan for Anacostia;

(p) Improve access and increase utilization of Anacostia and Fort Dupont Parks. Provide additional parking at Fort Dupont Park;.

(q) Develop a park maintenance plan for all the open space in the ward; and

(r) Subject all District government agencies, including the school system, to requirements of the Plan.

1720 WARD 6 URBAN DESIGN

1720.1 Ward 6 has a number of unique features which fits its character for any urban design planning. Of special note are the large historic districts in the Ward: the Capitol Hill Historic District on the west side and the Historic District in Anacostia. Since these constitute forty percent (40%) of the ward's land, and the surrounding areas resemble them in physical appearance, it is their character which is a determinate of urban design for the ward. Most of the urban design issues consist of developing detailed streetscape designs for public spaces: sidewalk materials, lighting, signage, benches, plantings, fencing, trash containers, controls over placement of vending machines and trash containers in the public spaces by private persons, as well as controls on curb cuts and enhancements of the street tree program.

1720.2 On the west side of the ward special attention needs to be given to the following area. In conjunction with the National Park Service, a streetscape plan needs to be performed and implemented for Pennsylvania Avenue, S.E., to Barney Circle. The Park Service is responsible for the Esplanade. The District is responsible for the sidewalks, lighting and street trees. At Pennsylvania Avenue and the Eastern Market Metro Stop there needs to be an extension of the Avenue streetscape into 7th Street to North Carolina Avenue down to 8th Street, S.E., to the Navy Yard in order to establish the visual character of that area as the central business district of Capitol Hill. The center piece of this consists of the re-design of the Eastern Market Metro Park to provide for more shade, better lighting, different landscaping, etc.: all appropriate for a Victorian neighborhood. A similar design issue exists at the Potomac Avenue Metro stop, which should be made part of the small area study for that neighborhood. Finally, there should be a major design study for

the Barney Circle entry way at the point where the Avenue starts east over the Anacostia River. There may also be merit in extending Pennsylvania Avenue streetscape design all the way out to the Maryland line but on a less grand scale in order to delineate Barney Circle as the major entry to the U.S. Capitol.

1720.3 Also on the western end of the ward, there needs to be an implementation of the "transition zone" mentioned in the Architect for the Capitol's master plan for the U.S. Capitol. An appropriate streetscape would denote the point at which the private and district lines meet the edges of the Capitol Grounds. That should be accomplished in conjunction with the Architect of the Capitol.

1720.4 Whenever the District and the Park Service have joint responsibility for parks - large and small - in the ward, there should be a coordinated plan for fencing, lighting, walkways, and, most important, a security and maintenance plan for each park. These areas add considerably to the character of the areas and are vital to any meaningful plan for urban design of Ward 6.

1720.5 Finally, on the west end of the ward, a distinctive streetscape plan is necessary to establish the character and undergird the viability of the H Street/Benning Road commercial corridor.

1720.6 A similarly detailed streetscape plan for Anacostia is needed to assist in implementation of the Anacostia Coordinating Council's plan for that area. As with the Capitol Hill Historic District, the Anacostia Historic District should be the core around which a streetscape is designed.

1720.7 The Twining area requires a streetscape appropriate to its character in order to help retain its character as a single family residence area. This area also requires buffering from the rail tracks and rail yard on its western side. Finally, Interstate 295 (Kenilworth Avenue) needs to have an urban design scheme to buffer it from the adjacent neighborhoods and also to give those who use the road a better impression of the urban areas through which they are passing.

1721 WARD 6 OBJECTIVES FOR URBAN DESIGN

1721.1 The objectives for urban design are as follows:

(a) To acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential and historic areas;

(b) To ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings and preserves and enhances the outstanding qualities of the natural park areas; and

(c) To encourage a high quality of architecture consistent with the styles and characteristics of buildings in Ward 6.

1722 WARD 6 POLICIES IN SUPPORT OF URBAN DESIGN OBJECTIVES

1722.1 The policies in support of urban design objectives are as follows:

(a) Ensure that redeveloped and new structures in Ward 6 commercial corridors strengthen the urban design image of those areas and relate to adjacent residential neighborhoods;

(b) Install appropriately designed signs and markers to identify the designated historic districts in Ward 6 and other areas and features of historic significance in Ward 6

(c) Find ways to enhance the environment surrounding Eastern Market and to reinforce the key elements of the L'Enfant Plan in Ward 6 West in future development activities;

(d) Provide streetscape improvements, trees, signs, lights and other such elements to enhance the environment in Ward 6;

(e) Continue to improve the design and upkeep of public spaces, including streets, sidewalks, small open spaces and large formal squares in Ward 6; and

(f) Properly identify entrances into the city with tasteful signage and landmarks in consultation with local, federal, and other interested stakeholders.

1723 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: URBAN DESIGN

1723.1 The actions to implement urban design are as follows:

(a) Adopt and apply streetscape and aesthetic standards and controls for U.S. Capitol Master Plan - designated transition zone between the Capitol grounds and adjacent residential areas in conjunction with local community;

(b) Develop comprehensive streetscape design standards and controls for the Capitol Hill Historic District;

(c) Develop streetscape controls for Massachusetts Avenue corridor; specific attention to curtailment and regulation of sidewalk cafes, especially "enclosed" sidewalk cafes;

(d) Protect the historic character of Pennsylvania Avenue corridor, S.E., and enhance image and use of avenue as ceremonial gateway to the U.S. Capitol through special streetscape controls and design standards;

(e) Develop special streetscape controls and design standards for Pennsylvania Avenue corridor, including Seward Square area, with objective of integrating the two commercial streets radiating from the square (7th Street, S.E. to the North and 8th Street, S.E. to the south);

(f) Continue National Park Service jurisdiction in Lincoln Park and Stanton Park;

(g) Preserve special character of East Capitol Street;

(h) Provide landscaping and screening to mitigate adverse appearances of sprawling parking lots at the stadium site;

(i) Establish strict design controls of commercial signage, awnings, street furniture and trash receptacles;

(j) Improve small park areas along Pennsylvania Avenue and adjacent commercial corridors through special landscaping, lighting, street furniture. Improvements to encompass park-plaza in 800 block of D Street, S.E. (south of Pennsylvania Avenue);

(k) Establish streetscape design standards and controls for Good Hope Road and Minnesota Avenue, S.E., to protect residential and historic qualities of thoroughfares; and

(l) Properly maintain median strips throughout Ward 6, particularly along major thoroughfares, including C Street, N.E., from R.F.K. Stadium to North Carolina Avenue, N.E.

1724 WARD 6 PRESERVATION AND HISTORIC FEATURES

1724.1 Historic preservation is a dominant issue in Ward 6. Nearly forty percent (40%) of the ward's land area is in the historic districts. The Capitol Hill Historic District is the largest historic district on the National Register of Historic Sites and Places with nearly eight thousand (8,000) structures. The Anacostia Historic District encompasses approximately twenty-five (25) blocks surrounding the Frederick Douglass House, a national landmark. In addition to the Historic Districts, there are a number of historic sites in and around the historic areas. The Capitol Hill Historic District contains such specifically designated sites as the Eastern Market, Marine Barracks, Pennsylvania Avenue, S.E., Sewell-Belmont House, Friendship House (the Maples) and immediately adjacent, the Capitol of the United States, Supreme Court and Library of Congress. On

the south of the Capitol Hill Historic District is the Navy Yard and on the near northeast, Union Station. The Capitol Hill Historic District is characterized by being developed along the L'Enfant street plan for the old city of Washington and possesses an extensive alley system and large inner courts which add to the light and air of the area. Finally, there is an entire square block just outside the District, the Old Car Barn, which is a specifically designated landmark. Adjacent to the Anacostia River is the twenty-five (25) acre Congressional Cemetery, also a specifically designated landmark.

1724.2 Anacostia consists of numerous wooden buildings and dwellings which date from the mid-to-late 19th century and constitute what was once a discrete village located within what was largely farmland at the time of its development. There is also a specifically designated landmark, Cedar Hill, the former home of abolitionist Frederick Douglass. Cedar Hill is maintained by the National Park Service and open to visitors.

1724.3 There are substantial protections which attach to these historic districts and specifically designated landmarks. All additions, alterations, demolitions, and new construction must go before the local Preservation Review Board. In addition, the District is supposed to protect against demolition by neglect and bar any demolition without a hearing.

1725 WARD 6 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

1725.1 The objectives for the preservation and historic features are as follows:

(a) To develop programs and activities that recognize and promote the valuable historic resources in Ward 6 and to increase awareness of and access to those facilities, activities and places;

(b) To protect and preserve the historic character of the residential neighborhoods in the Capitol Hill and Anacostia Historic District, including Congressional Cemetery;

(c) To encourage new development and renovations of structures that are sensitive to the character of the historic districts in Ward 6; and

(d) To monitor the use, modifications, and proposed demolitions of buildings to ensure preservation and compatibility with historic districts in the Ward 6 area.

1726 WARD 6 POLICIES IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES

1726.1 The policies in support of preservation and historic feature objectives are as follows:

(a) Encourage the District's Historic Preservation Division (HPD) to safeguard the ward's historic resources further by surveying additional areas, exploring the

expansion of existing historic districts, and increasing the number of landmarked buildings on the city's current inventory. The HPD should concentrate its efforts in the areas north and east of the Capitol Hill Historic District, and seek to protect structures along the H Street corridor, and in portions of the Navy Yard area and Old Anacostia that are not currently protected under the District's preservation law;

(b) Encourage new development throughout Ward 6 to respect the character of adjacent landmarks through appropriate use of public art, landscaping, materials, building scale, and architectural design; and

(c) Provide assistance in the Ward 6 area to property owners in the historic districts to encourage rehabilitation.

1727 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: PRESERVATION AND HISTORIC FEATURES

1727.1 The actions to implement preservation and historic features are as follows:

(a) Monitor and enforce stringently rehabilitation, new construction and public space uses to assure compliance with historic district guidelines;

(b) The District government in maintaining, refurbishing and constructing in the Historic Districts will follow the same standards and guidelines as private persons;

(c) Develop assistance techniques to help lower income persons to remain in the Districts and to assist them in maintaining their property in accordance with historic district guidelines and standards;

(d) The Preservation Office will develop educational programs and materials to help educate the residents of historic districts as the meaning and reasons for the existence of such districts and what their obligations are as residents of such districts;

(e) Prohibit unpermitted demolitions and exterior alterations in the Capitol Hill and Anacostia Historic Districts;

(f) Protect and preserve historic features, scale, and texture of Pennsylvania Avenue and adjacent commercial areas - prohibit unpermitted alterations, demolitions and incompatible new construction;

(g) Preserve historic character of Eastern Market and adjacent areas;

(h) Extend Capitol Hill Historic District eastward to L'Enfant Plaza boundaries;

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(i) Preserve and enhance historic character of East Capitol Street;

(j) Preserve historic row dwellings (Nos. 1-5 Barney Circle);

(k) Enhance historic scale and character of 8th Street, S.E., and its linkage to Pennsylvania Avenue corridor through special streetscape controls and standards;

(l) Improve small park areas along Pennsylvania Avenue and adjacent commercial corridors through special landscaping, lighting, street furniture. Improvements encompass park/plaza area in 800 block of D Street, S.E. (south of Pennsylvania Avenue);

(m) Protect and preserve historic features and scale of Massachusetts Avenue, N.E., commercial corridor - prohibit unpermitted alterations and demolitions;

(n) Develop and implement guidelines and standards for Capitol Hill Historic District to include standards for materials and paint colors;

(o) Prevent or mitigate adverse impacts from immediately adjacent areas of Congressional Cemetery; and

(p) The Office of Historic Preservation shall conduct a study of the feasibility of expanding the boundaries of hte Capitol Hill Historic District. Such study shall be funded by the Office of Historic Preservation and shlal include as participants the Capitol Hill Restoration Society, the Stanton Park Neighborhood Association, and other affected business groups, community associations, and ANCs.

1728 WARD 6 HUMAN SERVICES

1728.1 The change in the ward's demographic patterns has shifted demands for human services. As Capitol Hill and Stanton Park were renovated, social workers noted a significant decrease in the number of people on welfare and reliance upon assistance in these areas. Still, segments of the ward's population remain in need of the District's social, economic and health support systems.

1728.2 Ward 6 east of the Anacostia River has a high unemployment rate, low overall educational attainment level, high percentage of low- and moderate-income single parent households, and a growing number of Community Based Residential Facilities ("CBRFs"). They provide vital services for those persons with disabilities, the homeless, and those in need of substance-abuse treatment. Placement of CBRFs has been a controversial and sensitive issue for Ward 6. Each of these factors underlies the need to improve the effectiveness of the ward's human services delivery system.

1728.3 District of Columbia General Hospital, the city's only public health facility, provides medical and health education services for residents of Ward 6 and others throughout the District. The District of Columbia General Hospital is the only city owned and operated acute care and emergency treatment hospital. It serves all city residents, regardless of their ability to pay for treatment.

1728.4 The twenty-six (26) building complex has one million five hundred thousand square feet (1.5 mil ft.^{2}) of floor area. The hospital is part of a sixty-five (65) acre tract that also includes Department of Human Services and Department of Corrections buildings. Constructed in the 1930s, the hospital was first renovated during the mid-1960s.

1728.5 CBRF's are an important element of the human services delivery system. They provide housing for a number of individuals and families in need of various types of public assistance.

1728.6 A new Forensic Treatment Facility was constructed at 19th and D Streets, S.E. The treatment center and CBRFs have been the center of controversy throughout the ward. Residents have expressed concern that these facilities lower property value and pose threats to public safety.

1728.7 Other problems in the ward include an increase in teenage pregnancies, infant mortality, and drug and alcohol abuse.

1729 WARD 6 OBJECTIVES FOR HUMAN SERVICES

1729.1 The objectives for human services are as follows:

(a) To provide effective physical and mental health care services throughout the ward;

(b) To improve public safety and increase the perception of safety in Ward 6; and

(c) To continue to provide a comprehensive network of public and private health, social and economic services to meet the needs of residents in Ward 6.

1730 WARD 6 POLICIES IN SUPPORT OF HUMAN SERVICES OBJECTIVES

1730.1 The policies in support of human services objectives are as follows:

(a) Inventory social services and their providers which operate in the Ward 6 community to identify any gaps in service delivery;

(b) Maintain concentrated crime reduction programs throughout Ward 6; and

(c) Find ways to support health and social services to those in need throughout Ward 6, with particular attention focused on the homeless, households headed by women, and the elderly;

(d) Distribute public information and fact sheets on public safety services available in the Ward 6 community to local businesses, residents, and tourists; and

(e) Support the District of Columbia General Hospital located in Ward 6.

1731 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: HUMAN SERVICES

1731.1 The actions to implement the human services objectives are as follows:

(a) Ensure that Congressionally-sponsored service institutions are compatible with the character of the immediately surrounding neighborhood;

(b) Retain and preserve Friendship House and Southeast House as neighborhood social services component;

(c) Develop joint public/private community human service center, including job information and placement and recreational facilities at an appropriate central H Street, N.E. site, as identified in re-evaulated H Street Corridor Urban Renewal Plan;

(d) Prevent further concentration of community-based residential facilities ("CBRF's") in Ward 6 neighborhoods and require future development of the CBRF's to be in accordance with the District-wide CBRF plan, except that efforts to prevent further concentration of community-based residential facilities shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 et seq.) ("Fair Housing Act"). For the purposes of this paragraph, the term 'handicap' has the same meaning as in §802(h) of the Fair Housing Act ;

(e) Develop senior citizen community center in northeast section of the ward; and

(f) Support Boys/Girls Club at 17th Street/Massachusetts Avenue, S.E., and make more accessible to neighborhood.

1732 WARD 6 LAND USE

1732.1 Ward 6 is characterized predominantly by moderate-density residential and low-to-moderate density commercial land use. Almost all commercial activity consists of small businesses supplying services to the surrounding community. Recently there has been reuse of many commercial buildings and the construction of new buildings to

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furnish offices for national associations and other groups servicing their needs. There is little developable vacant property. Most development opportunities are for infill structures, both commercial and residential.

1732.2 Much of the ward's distinctive physical character is bestowed by the existence of two (2) large historic districts, which together occupy forty percent (40%) of the ward's land. The Capitol Hill Historic District is comprised of a large number of brick row houses and commercial structures dating from 1850 to 1915. There are some eight thousand (8,000) such buildings. This district is distinguished also by the L'Enfant street plan and an extensive alley system. Within the Capitol Hill Historic District residential uses are almost exclusively row houses with scattered small apartment houses. There also has been conversion of some schools and churches to condominiums. Under current zoning, each row house is entitled to be used for two (2) units or flats. Most residents find that the right to live in one part of the house while permitting a rental unit in an English basement provides both sufficient density and the ability to support house payments.

1732.3 Other concerns in protecting the integrity of the row houses in residential neighborhoods in Ward 6 are overly permissive definitions of home occupations which would permit the expansion of offices in the residential areas. Other concerns affecting the residential districts are the development of alley lots into multi-family housing at density levels that change the neighborhood and without regard to issues of light and air.

1732.4 Similar, but more varied, conditions exist in the residential areas on the east side of the ward (east of the Anacostia River). In the Anacostia Historic District there are some row houses but also numerous small, detached wooden structures. Interspersed are a number of 1950s apartment houses that are a discordant note to the uniformity of the historic district. There are also a series of neighborhoods such as Twining/Greenwood that are largely single-family detached but include a number of apartment houses which appear to have been permitted without appropriate consideration of the impact on the neighborhood. These neighborhoods require careful consideration of any additional non single-family usage in order to preserve and enhance these areas.

1732.5 The commercial districts of the ward largely serve the surrounding residential neighborhood with some areas close to the Capitol serving a large daytime population. On the west end of the ward there is an urgent need that many portions of the commercial areas be closely studied to take into consideration the character and constraints of the Historic District and at the same time permit reasonable development. In this regard, some special attention has already been given through the Capital Interest Outlay Zone, which covers the historic district from the Capitol to 6th Street, S.E., and N.E. This restricts both uses and height of buildings. Much of the commercial district encompassed by that zone, including the 200 and 300 blocks of Pennsylvania Avenue, S.E., and Massachusetts Avenue up to the east end of Stanton Park, N.E., serve populations working in the Capitol and within the historic district. Further out on Pennsylvania Avenue, S.E., there is a node of commercial activity focused on the Eastern Market Metro Stop and park. This includes the 600 block of Pennsylvania Avenue, 7th

Street, S.E., from the Avenue to North Carolina Avenue, and includes Eastern Market and Pennsylvania Avenue down 8th Street, S.E., to the Navy Yard, a commercial area called Barracks Row.

1732.6 From 9th Street on Pennsylvania Avenue S.E. to Barney Circle, there is an opportunity through careful planning and special streetscape to convert this portion of historic Pennsylvania Avenue into an attractive area which will attract compatible development that will encourage neighborhood revitalization. Unfortunately, much of the land use is now devoted to service stations and fast-food restaurants.

1732.7 The H Street corridor is still rebuilding from the disturbances of 1968. However, there are a number of positive actions which are stimulating rebuilding. First, there is a long-standing Urban renewal Plan for the corridor which has been implemented through a number of D.C. government investments and land assemblages. Equally important to the street's revitalization as an important shopping area has been the development of the Hechinger Mall which is still under expansion and is helping to stimulate development in the adjacent Benning Road area. Another development of somewhat more upscale character is the development of Union Station and environs as a large shopping mall and office buildings. That is affecting development in the nearby H Street corridor. And the continuing revitalization of the Capitol Hill Historic District will help support even more business development along H Street, N.E. and Benning Road, N.E.

1732.8 On the east side of the ward, the major portion of the business district has been largely planned as a result of the efforts of the Anacostia Coordinating Committee ("ACC"). The plan has been accepted by the local ANC and public officials and needs the assistance of the appropriate District agencies to make it a reality. Not only is the ACC plan finished and ready for implementation but the Green Line Metro station on the Plan's edge in Ward 8 is open and there is revitalization of the Anacostia Historic District within which sits the commercial area, which will also help support the implementation of the ACC plan.

1732.9 Although the residential areas on the west side of the ward seem relatively stable, they are quite fragile because of density, traffic and crime. Therefore, in order to preserve and enhance these areas and to retain owner-occupants in these areas as well as to encourage stable family life, these issues need to be addressed. The continuing pressure for commercial and office use within these neighborhoods needs to be resisted. Because of the large number of under-utilized or empty schools in the west end of the ward, the District should be required to utilize these facilities for non-school use in conformance with the area's predominant land use. Conversion of institutional buildings such as schools, warehouses, and churches for residential use - a common practice in this area - should be at a conforming density level.

1732.10 A significant support to the stable residential neighborhoods is the availability of recreational spaces for both passive and active uses. In this regard, there is little large-scale space available on the west side of the ward. There are numerous small parks

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scattered throughout the area with a few benches and small children's play apparatus, such as Turtle Park at the intersection of North Carolina Avenue, S.E., and Independence Avenue, S.E. Careful maintenance of these parks is important. Larger parks include Lincoln, Stanton, etc., which are important green spaces but do not provide active recreation areas. Some of that is provided in school yards. But the major recreational park in the ward is the Anacostia River and its accompanying river front park system.

1732.11 Anacostia Park is under the jurisdiction of the Park Service and intended to be a regional facility. However, it also serves as the major recreational area for Ward 6. The recreational aspects of the park are particularly well developed on the east side with tennis courts, ball fields, picnic areas, fishing off the sea wall, a swimming pool and a structure to shelter outdoor entertainment. In addition, beyond the Conrail tracks north, there is an undeveloped area which has an abundance of wild life, including numerous varieties of birds. That portion needs maintenance and some greater accessibility which will come as part of the Barney Circle project, but retain its undeveloped character.

1732.12 West Anacostia Park lacks a coherent plan for use. It now contains a variety of non-park uses including the RFK Stadium and its parking lots, D.C. General Hospital, the jail, the CTF, the Swirl facility for treating discharges into the Anacostia, Congressional Cemetery, and a proposed roadway off East Capitol Street and the bridge linkage to the Southeast Freeway. As the Anacostia becomes cleaner, it becomes more available for recreational use. Several school groups are now working on the development of rowing competitions and it can be used for sculling and canoeing. Larger boat clubs line the banks between the Pennsylvania Avenue bridge and the Navy Yard. The organization of the west bank of the Anacostia for boating activities of various types seems to be a trend and should be studied in order to have a compatible relationship among the various uses.

1732.13 The development of the Northeast No. 1 and Eckington Yards Special Treatment Area will generate significant changes in Ward 6. This area now includes warehouse uses, parking lots, vacant land and buildings, and several new and renovated office buildings. Redevelopment of the area will take fifteen (15) or more years. The redevelopment of the area north of Union Station as a primary and secondary commercial area should be enhanced and targeted as an area where office growth is allowed and encouraged.

1733 WARD 6 OBJECTIVES FOR LAND USE

1733.1 The objectives for land use are as follows:

(a) To maintain the general level of the existing Ward 6 residential uses, densities and heights, and to improve the physical condition of Ward 6 through the provision of functional, efficient and attractive residential, commercial and open space areas;

(b) To minimize conflicts between the various land uses in Ward 6 and to promote healthy residential environments through selective renewal, rehabilitation and neighborhood revitalization programs; and

(c) To locate the more intensive and active land uses in areas of Ward 6 that, by virtue of existing and planned infrastructures, can accommodate and support those types of uses and to monitor development and redevelopment adjacent to designated historic districts to ensure compatibility.

1734 WARD 6 POLICIES IN SUPPORT OF LAND USE OBJECTIVES

1734.1 The policies in support of land use objectives are as follows:

(a) Stabilize and improve residential and commercial areas throughout Ward 6;

(b) Ensure that the integrity of the Capitol Hill and Anacostia Historic Districts that are located in Ward 6 is maintained:

(c) Monitor new developments to ensure that they are consistent with the moderate-density residential and low-to-moderate density commercial character of Ward 6;

(d) Reduce the incompatible land uses in residential areas and neighborhoods and enforce regulatory tools to reduce the potential change in the overall character of the Ward 6 area;

(e) Fully implement the regulations of the Capitol Interest Districts and work with the Architect of the Capitol to ensure that the development of federal buildings in the future is compatible with adjacent residential areas located in Ward 6;

(f) Development of Capitol South and Capitol Gateway, as part of the Buzzard Point/Near Southeast development area, should be in accordance with the commercial density designations in the Comprehensive Plan's Land Use Element and Generalized Land Use Map. Residential development should be appropriately phased. An office and living environment should be created that offers a unique opportunity for mixed use office-residential development in the District;

(g) Redevelopment of the Ward 6 portion of the Northeast No.1/Eckington Yards Special Treatment Area should proceed as a primary and secondary commercial area. An appropriate but flexible office environment must be created that offers an opportunity and challenge to suburban and other office developers to locate and establish businesses in the District, and to serve as an overflow area for Downtown development; and

(f) In the Capitol Hill Historic District of Ward 6 there shall be no matter of right uses for private clubs, apartment houses, rooming houses, single room occupancy homes, museums, colleges, universities, or dormitories.

1735 WARD 6 ACTIONS TO IMPLEMENT THE PLAN: LAND USE

1735.1 The actions to implement the land use objectives are as follows:

(a) Ensure that development of sites designated to accommodate future expansion of U.S. Capitol grounds is compatible with character of residential neighborhoods;

(b) Restrict development of available non-residential lots in Square 693 to uses that support the residential character and Capitol vista of New Jersey Avenue;

(c) Encourage continuation of the current use of the former Providence Hospital site as parks, recreation, and open space;

(d) Future use of former FDA building at 1st and E Streets. S.E., by the Architect of the Capitol to be compatible with adjacent residential community. Density of use should not be increased;

(e) Protect the existing alley system and develop policy and plans for use of large block interior spaces. These plans shall be developed in coordination with the affected ANC;

(f) Control development near Capitol South and Eastern Market Metro station areas to conform with existing and predominant uses and Ward 6 plan objectives and provisions. Future development of sites bordering Capitol South 1 (not controlled by Architect of the Capitol) to adhere to Architect's Master Plan in providing chiefly residential setting for Capitol precinct. Development of commercial lots on 1st Street, S.E., to conform with Capitol Interest District standards;

(g) Direct development of medium-density office space near the U.S. House of Representatives to underutilized sites south of the Southeast/Southwest Freeway, east of South Capitol Street;

(h) Prohibit, in accordance with Federal law, commercial development of Heritage and Kingman Islands, which means the property known as Heritage Island and a portion of Kingman Island in the Anacostia River in Ward 6, as shown on the plat filed in the Office of the Surveyor of the District of Columbia under S.O. 92-252, and title to which was transferred to the District of Columbia on January 17, 1997, and at times referred to as Children's Island, to avoid adverse effects on neighborhoods. Children's Island and adjacent park areas to be improved as a cultural, educational, and family-oriented recreation park, together with a children's playground that is

available to the public free of charge, pursuant to the National Children's Island Act of 1995. Important public recreational and environmental resources provided by Heritage and Kingman Islands shall be protected and enhanced by ensuring that any proposed use: is low density in scale; includes substantial open, natural and undeveloped space; and complies with the process required by the National Environmental Policy Act. It shall not be used for stadium or stadium-related purposes nor for an amusement or theme park;

(i) Retain open-air Farmers' Market at RFK Stadium;

(j) Designate area around Potomac Avenue Metro station as a Special Treatment Area. Boundaries of special study area are 11th Street, S.E., on the west (including the 11th Street commercial corridor), D Street, S.E., on the north, Kentucky Avenue on the east and Southeast/Southwest Freeway on the south. Special Treatment Area study to include development of underutilized commercial sites, (e.g., Bogan property at 14th and Potomac Avenue, S.E.), protection of residential properties and neighborhoods in the study area, including the residential neighborhood south of Pennsylvania Avenue bounded by 13th Street, S.E., on the west, Pennsylvania Avenue on the north, 15th Street, S.E., on the east, and the Southeast/Southwest Freeway on the south. Special Treatment analysis to emphasize economic development potential in balance with predominately residential character of area;

(k) Ensure that any plans for the WMATA Southeast Metrobus Garage site are integrated with the District's plans for the Buzzard Point/Near Southeast area;

(l) Prevent prolification of fast-food outlets along commercial corridors, i.e., Barney Circle, Union Station, Massachusetts Avenue, Pennsylvania Avenue, 7th and 8th Streets, S.E.;

(m) Establish a special treatment area for the Capitol Hill central business district: Pennsylvania Avenue, S.E., from 6th Street to 4th Street, S.E., 7th Street, S.E. between the freeway and North Carolina Avenue, S.E., and 8th Street, S.E. from Pennsylvania Avenue to the Navy Yard;

(n) Select sites for increased FAR in commercial districts based on appropriate studies;

(o) Prepare comprehensive analysis of land use in Massachusetts Avenue, N.E., and Pennsylvania Avenue, S.E., commercial corridor;

(p) Land use in area to be in accordance with Old Anacostia development concept plan;

(q) Prepare detailed site development plan for North Entry to Anacostia. (Squares 5600 and 5601);

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(r) Develop the area north of the 11th Street Bridge at 14th Street and Ridge Place, S.E., in a manner compatible with the historic district and surrounding residential neighborhoods;

(s) Develop program for density reduction and provision of amenities throughout Woodland neighborhood in balance with current and projected population. Errors of inadequate site planning and excessive density permitted during initial development need to be overcome systematically through long-term program based on Ward 6 Plan and neighborhood objectives;

(t) Add a new special treatment area to Eastern Market Metro, 8th and 7th Streets, S.E. between Pennsylvania Avenue and the expressway, Pennsylvania Avenue from 6th Street to 11th Street, S.E., 7th and 8th Streets, S.E., from Pennsylvania Avenue to expressway and 7th Street, S.E., from Pennsylvania Avenue to North Carolina. Control development near Eastern Market Metro station to conform with existing predominant land uses and Ward 6 Plan objectives and provisions;

(u) Prevent the establishment of "gas-n-go" self service stations, service stations with twenty-four (24) hour mini-marts or convenience stores throughout the ward, and support the continuation of existing full-service gas stations on Pennsylvania Avenue, S.E., especially from the Capitol to Minnesota Avenue, S.E.;

(v) Study the advisability of establishing a revised R-4 row house residential zone in the Zoning Regulations which would give recognition to the unique nature of the row house neighborhood, and in which there would be no matter of right uses for private clubs, apartment houses, rooming houses, single room occupancy homes, museums, colleges, universities, nor any permitted uses of buildings in R-4 historic districts for office uses, non-profit or profit;

(w) Amend the Zoning Regulations to establish an overlay zone in the following commercial corridors in Ward 6, in which the permitted commercial floor area ratio (FAR) shall be increased to a maximum of 3.0 FAR as a matter of right, and in which no change shall be made to the maximum height permitted in the underlying zone:

(1) H Street, N.E., from North Capitol Street to Bladensburg Road,

(2) Pennsylvania Avenue, S.E., from 8th Street, to Barney Circle;

(3) 8th Street, S.E., from Pennsylvania Avenue to the Anacostia River waterfront.

(4) Massachusetts Avenue/Stanton Park corridor between Second Street and Sixth Street, N.W.; and



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District of Columbia Strategic Plan and Budget for 2000-2001

Our Vision

The District of Columbia, the world's capital city, America's crown jewel, which fulfills the highest aspirations, values, and ideals of American society for democracy, diversity, education, culture, neighborhoods, economic opportunity, and governance.

Our Priorities

Building and Sustaining Healthy Neighborhoods
Strengthening Children, Youth, Families and Individuals
Promoting Economic Development
Making Government Work
Enhancing Unity of Purpose and Democracy

Neighborhood Action: Changing the Way Government Works
Neighborhood Services Initiative and Neighborhood Planning Initiative

All too often, citizens become frustrated being redirected from agency to agency, searching for the assistance they need. The *Neighborhood Services Initiative* and the *Neighborhood Planning Initiative* will break that mold: Neighborhood Services by improving service delivery in neighborhoods and Neighborhood Planning by allowing citizens to work directly with city planners in community development.

The *Neighborhood Services Initiative* is a partnership between nine District agencies, with the goal to expand to more agencies over time. These agencies will work together to identify, prioritize and solve recurring neighborhood problems. Agencies will also work to improve their own services by publishing schedules and adhering to them.

There will be one Neighborhood Services Coordinator (NSC) at work in each Ward to coordinate activities requiring action from multiple agencies, help solve recurring problems in their Ward and act as contact between the District and the communities of that Ward.

The *Neighborhood Planning Initiative* will let residents suggest improvements for their community. Working with their new Neighborhood Planning Coordinator (NPC), citizens will help form a plan of action. Rather than create more red tape, Neighborhood Planning gives citizens a greater hand in their government.

Like the NSC's, there will be one Neighborhood Planning Coordinator in each Ward to coordinate the development of neighborhood cluster strategic plans (the combined ideas of adjacent neighborhoods) lead community outreach and update Ward plans every four years.

Just as the city needs a plan, each neighborhood needs a plan to ensure that its priorities are met and unique qualities are preserved. The Neighborhood Services Initiative and Neighborhood Planning Initiative will begin this Summer in Wards 1 and 7. They will become citywide efforts this Fall.

Coming Together, Working Together, Succeeding Together
Citizen Summit – November 18 and 20, 1999

At the Washington Convention Center, more than 3,000 District residents, community leaders and government officials came together to craft a unified vision for the city. From Kalorama Heights in Ward 1 to Barry Farms in Ward 8, every segment of the city's population was represented at the Citizen Summit.

The participants took part in a day-long working session to discuss their vision for the District. Citizens worked with trained facilitators in small groups to rank our city's priorities: Building and Sustaining Healthy Neighborhoods; Strengthening Children, Youth, Families and Individuals; Promoting Economic Development; Making Government Work; and Enhancing Unity of Purpose and Democracy. These five priority areas are the cornerstone of the city's Strategic Plan.

Each participant had an electronic keypad and could vote in real-time on the suggested priorities. Networked computers at each table allowed citizens to express their opinions directly to the Mayor. Citizens' comments and the polling results were used to direct the course of discussion, the first time such technology was used in a strategic planning and budgeting forum.

Citizens sent a clear message: we want the District to be a model for the nation, a city with educational opportunities, safe streets and neighborhoods that are healthy and vibrant. We want economic opportunity, affordable housing and access to quality health care. We want to be engaged in real democracy.

Neighborhood Action Forum, January 29, 2000
Based on the feedback from the Citizen Summit, Mayor Williams improved his Strategic Plan and presented it at the Neighborhood Action Forum at the University of the District of Columbia. More than 1,500 citizens returned to see how their participation in the Citizen Summit reshaped the Mayor's plan. Once complete, the Strategic Plan laid the foundation for the District's FY2001 budget. This is the first time in the District that citizen participation has shaped our budget.

1 Building and Sustaining Healthy Neighborhoods

Neighborhoods are the building blocks of our city—not because of the streets, buildings and Metro stops, but because of the community, traditions and people. The quality of our neighborhoods is fundamental to the health of our families, the strength of our economy, and the future of our children.

Building and sustaining healthy neighborhoods means developing partnerships in communities to ensure that the progress we make today continues through tomorrow. It means making distressed neighborhoods healthy while keeping healthy neighborhoods thriving.

* Indicates an action item that appears under more than one priority area.

Citizen Priorities and the FY2001 Budget:

What Citizens Said: *We want to feel safe in our neighborhoods and in the District as a whole.*

How We are Responding:	**New Funding:**
• Put 200 more police officers on the street • Reduce response time for 90 percent of critical medical calls to 911 to 8 minutes or less • Reduce youth homicides by 10 percent • Reduce violent crimes and property crimes by five percent • Achieve a 65 percent homicide clearance rate	$16 million

What Citizens Said: *We must eliminate those conditions in our neighborhoods which breed problems, like poor lighting, abandoned vehicles and rats.*

How We are Responding:	New Funding:
• Board up 1,500 units of nuisance properties • Make 1,000 new drug treatment slots available to those in the criminal justice system • Improve the cleanliness of neighborhoods so that 80% receive a "clean" or "moderately clean" rating according to a new cleanliness rating system implemented by the Mayor	$25 million

What Citizens Said: *We want amenities in our neighborhoods like quality housing, recreation centers, and parks.*

How We are Responding:	New Funding:
• Plant 6,000 new trees • Removed this item • Extend hours and expand programming at recreation centers * • Renovate and expand recreation centers, pools and ball fields *	$31 million

What Citizens Said: *We should work together in achieving our visions for our neighborhoods.*

How We are Responding:	New Funding:
• Engage citizens in neighborhood planning processes throughout the city* • Expand the Police Department's Partnerships for Problem Solving program to every PSA • Hold monthly PSA meetings • Implement Adopt-a-House and Neighbor-2-Neighbor programs	$400,000

What Citizens Said: *We need to help our troubled neighborhoods so they continue to improve over time.*

How We are Responding:	**New Funding:**
• Invest in 6 Capital Communities • Create public/private partnerships to promote development and redevelopment • Reduce drug dealing activities • Promote new businesses * • Provide job-training programs for residents *	To be accomplished within existing funding levels

2 Strengthening Children, Youth, Families and Individuals

While neighborhoods are the building blocks of a city, families are the building blocks of a neighborhood. Strong families create healthy communities where families can prosper and children can grow into successful adults.

The goal of this priority is to develop healthy children, youth, families, and individuals. This plan is a guide for creating a family friendly system of integrated services to address the challenges that families and children face in our city.

Citizen Priorities and the FY2001 Budget:

What Citizens Said: *We need to make sure that our children are ready to succeed in school.*

How We are Responding:	**New Funding:**
• Provide full funding to DC Public Schools • Provide full funding to DC Public Charter Schools • Renovate school buildings* • Create 1,800 new childcare slots	$298 million

What Citizens Said: *We need to provide better care and services for seniors.*

How We are Responding:	**New Funding:**
• Begin construction on the Ward 8 Wellness Center • Place 500 seniors in jobs through the Senior Works Internship, Older Workers Employment and Training Program and the McMasters Program • Deliver one million nutritious meals to 8,000 District seniors	$10 million

What Citizens Said: *Young people need more recreation facilities and out-of-school programs.*

How We are Responding:	New Funding:
• Establish 30 new out-of-school time programs • Launch the DC Youth Corps program for 85 youth • Extend hours and programming at recreation centers* • Provide 10,00 summer job opportunities for youth	$15 million

What Citizens Said: *We need improved access to quality health care and healthy environments.*

How We are Responding:	New Funding:
• Create 1,000 new drug treatment slots for the general population • Renovate and build health centers across the city (particularly in underserved areas) • Enroll 3,500 uninsured District residents in the Healthy Families program • Improve environmental health in our neighborhoods	$13 million

What Citizens Said: *All residents should have the opportunity to contribute to their community.*

How We are Responding:	New Funding:
• Engage more than 1,500 young people through a Youth Summit* • Create community volunteer programs*	$500,000

What Citizens Said: *We must provide more opportunities for adults to continue learning and job training.*

How We are Responding:	New Funding:
• Implement the Tuition Assistance Program (provides D.C. high school graduates with in-state tuition at state schools throughout the nation and a tuition subsidy for private schools here in the District) • Enhance adult education programs offered by the University of the District of Columbia	$19 million

3 Promoting Economic Development

When FY2001 begins, the District will have achieved three important financial milestones. We will have balanced four consecutive budgets (from FY1997 through FY2000). We will have gained full access to credit markets. Most importantly, we will have established financial reserves totaling over $400 million dollars.

The District was recently recognized as the most "wired" city in the country, with more residents surfing the Internet than any other city. However, while we bridge the digital divide, our unemployment rate is 5.1 percent compared to the national average of 4.1 percent.

The Economic Development plan seeks to create a stable economy with quality jobs, affordable housing and growth in the business sector.

Citizen Priorities and the FY2001 Budget:

What Citizens Said: *Abandoned properties should be replaced with quality, affordable housing.*

How We are Responding:	**New Funding:**
• Demolish 500 vacant and abandoned housing units throughout the city • Begin construction on 1,000 new housing units • Rehabilitate 1,000 existing housing units • Create financial incentives that make homeownership more affordable to District residents • Hire 24 new housing inspectors*	$22 million