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Eastgate Gardens: Existing Conditions

DCHA District of Columbia Housing Authority
1133 North Capitol Street, NE, Washington, DC 20002-7599

MHCDO



Submitted to:

The District of Columbia Housing Authority

&

Eastgate/Marshall Heights Neighborhood Alliance



Submitted by:

The Jair Lynch Companies

October 14, 2002

ZONING COMMISSION
District of Columbia
Case 02-49
Exhibit 8

ZONING COMMISSION
District of Columbia
CASE NO.02-49
EXHIBIT NO.8



October 14, 2002

Ms. Jessica Franklin
Project Manager
Office of Planning & Development
DC Housing Authority
1133 North Capitol Street, NE, Suite 147
Washington, DC 20002-7599

Dear Ms. Franklin,

We are pleased to submit our final report documenting existing conditions for the proposed Eastgate Gardens redevelopment. We are prepared to re-package this information as necessary for inclusion in the HOPE VI application and look forward to your instruction on this.

Together with our housing market study, this document is intended to serve as a basis for the redevelopment master plan for the Eastgate Gardens site and its surrounding neighborhood.

Please contact me with any questions.

Sincerely,

Jonathan R. Weinstein
Senior Development Strategist & CFO

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I. INTRODUCTION

Purpose of this Report

The District of Columbia Housing Authority (DCHA) has made a commitment to redevelop the Eastgate Gardens public housing development and to help revitalize the surrounding Marshall Heights neighborhood. A series of community-based planning initiatives related to this effort have been completed over the past several years, leading to the demolition of most of the structures previously on the site. To facilitate continued community involvement in the planning process, the DCHA has joined with the community-based Eastgate/Marshall Heights Neighborhood Alliance (the "Alliance") to support the completion of a master plan for the site and surrounding neighborhood.

This existing conditions report is intended to provide a baseline of data and a common understanding of several key issues currently impacting the area. In some cases – particularly with regard to the development potential of the area and ways to ensure that changes benefit the community – this report offers recommendations that can help to guide the process as it moves forward.

Report Organization

Following this introduction, Section II of this report provides an overview of the Marshall Heights community, including such attributes as the area's zoning, amenities and circulation patterns. Section III describes the community's planning priorities and current development initiatives. Crime trends are analyzed in Section IV and Section V discusses the commercial environment. The final section, Section VI outlines a strategy for developing infill housing throughout the Marshall Heights neighborhood.

II. DESCRIPTION OF PROJECT

Project Site and Surroundings

The Eastgate Gardens public housing site is located in the Marshall Heights community of Ward 7. Bounded by Benning Road, Fitch Street, 51st Street and F Street/Drake Place, the 20-acre site was once a 240-unit public housing development, but has been vacant since demolition of 228 units in 1998. Twelve occupied units remain in the northwest corner of the site. The site itself is a rolling hillside that changes in grade by approximately 50 feet, rising from Benning Road and Fitch Street to the level of the rest of the neighborhood at its north and east ends.

The surrounding Marshall Heights neighborhood is characterized by its almost exclusively residential use. Single-family, detached housing and three- to four-story apartment buildings characterize most of the surrounding neighborhood, in particular the portion that sits on a rectangular grid, with several blocks almost exclusively home to small (four- to 19-units) apartment buildings. In the far northwest and northeast corners of the neighborhood, the area has a calmer, more suburban feel where the rectangular street grid ends and the roads wind slowly past single-family, attached and detached homes.

Residential properties range in condition from good to poor, with several blocks dominated by vacant and abandoned properties that contribute to a blighted and distressed feel to much of the neighborhood.

The community is home to 29 religious congregations, generally located within the residential fabric of the neighborhood. The largest parcels in the neighborhood (not including Eastgate Gardens) belong to the three public schools located in the community. These include the Fletcher-Johnson Middle School, the J.C. Nalle Elementary School, and C.W. Harris Elementary School.

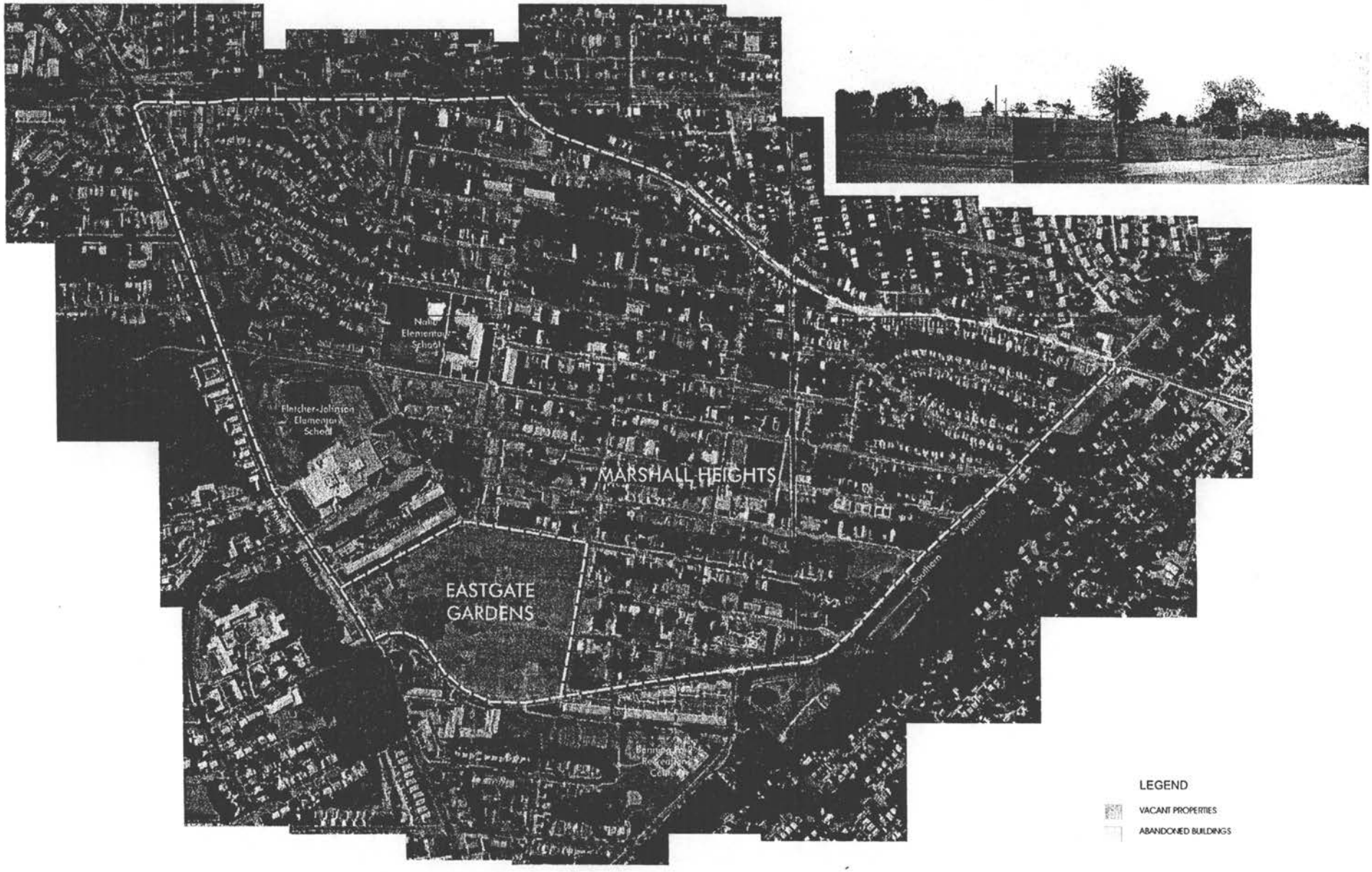
Small retail strip centers are located along the boundaries of the community, providing a limited range of goods and services. The centers are located on small parcels (less than one acre) and are generally in blighted condition, with the exception of the BENCO shopping center at East Capitol Street and Benning Road.

Geographic Features

The 80-acre Marshall Heights neighborhood can be described as hilly with gentle slopes and elevations that change by as much as 128 feet in some places. The lowest point in the area occurs at the intersection of Benning Road and East Capitol Street with an elevation of 78 feet above sea level, while the highest point, 205 feet, occurs in the middle of the block defined by Astor Place, B Street, 50th and 51st Street. A similar change in grade occurs on the Eastgate Gardens site, which has a lower elevation along Benning Road and a higher plateau occupying approximately a quarter of the site at the upper northeast corner. The change in grade across the Eastgate Gardens site is approximately 80 feet, with the southwest corner of the site at the intersection of Benning Road and Fitch Street at the bottom of a slope with more than a 20% grade down from the plateau area. A mixed grove of oaks, maples and other indigenous species, many of which have trunks that exceed 12" in diameter, lines the slope. The steepest part of the sight faces due south and receives sun from early in the morning until late in the day. Prevailing winds in the area are generally approaching the site from a southwesterly direction.

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



HE JAIR LYNCH COMPANIES/ SORG AND ASSOCIATES. P.C.

TE ASSESSMENT

AERIAL PHOTOGRAPH

Not To Scale

Recent Development Efforts

Several development projects, public and private, are currently underway in the area surrounding the Eastgate Gardens property and target area. These projects include both residential and retail developments.

The Marshall Heights Community Development Organization (MHCDO) is actively involved in the community, with specific initiatives related to the Eastgate Gardens redevelopment project including a residential façade improvement program and an infill/scattered site housing development program. Along the boundaries of the Eastgate Gardens site are several ongoing revitalization initiatives by private property owners. These include the newly renovated ***Vision Condominiums*** in the 5100 block of F Street, the ***Benning Park Terrace Apartments*** south of the Eastgate Gardens site, and several infill/scattered site housing projects.

Directly adjacent to the Marshall Heights community, a comprehensive neighborhood revitalization initiative is underway as part of the ***East Capitol HOPE VI*** project. This project includes new, mixed-income housing, a retail center anchored by a new supermarket and office space. The ***BENCO shopping center*** at the intersection of Benning Road and East Capitol has been undergoing a revitalization under new owner Urban America, a national retail developer focused on urban centers. BENCO is the largest concentration of retail along the boundaries of the Marshall Heights target area.

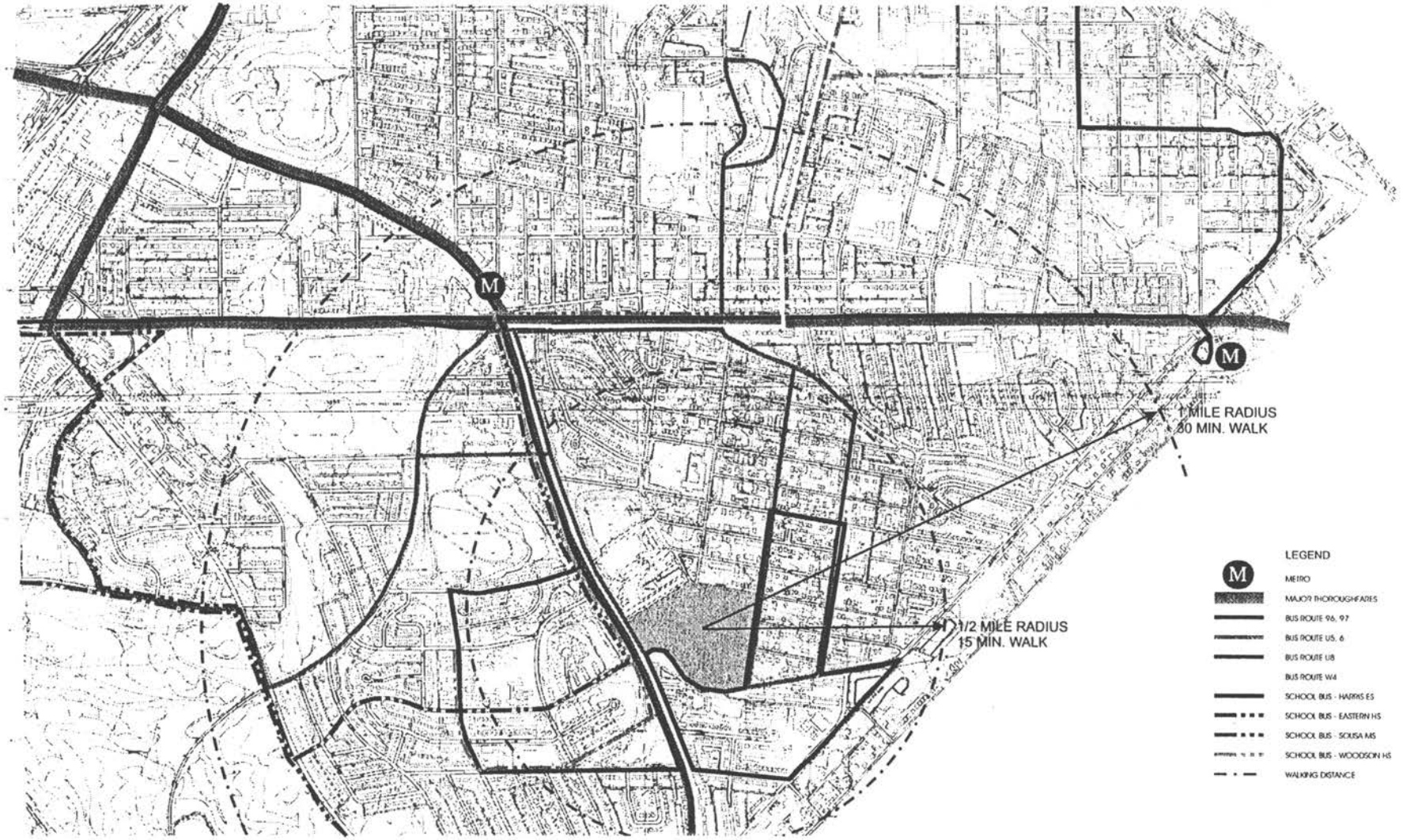
The DC Office of Planning (DCOP) has been advocating a transit-oriented development plan for revitalizing areas of the city served by Metro. The Benning Road Metro station is not, however, on the priority list of properties being marketed for development by the Washington Metropolitan Area Transit Authority (WMATA). The DC Department of Parks and Recreation (DPR) is in the process of developing a strategic master plan that will address the changing needs of the communities it serves and the appropriate facilities modernization efforts to best meet those needs.

Circulation/Infrastructure

Because of its location at the eastern edge of the District, adjacent to the State border with Maryland, and along the east-west artery of East Capitol Street, the Marshall Heights community serves as a gateway into the District for suburban commuters. Public transportation is readily available both east and west of the neighborhood in the form of two metro stations – nearby Benning Road Metro Station (a 25-minute walk from center of the Eastgate Gardens site) and the Capitol Heights Metro Station (a 40-minute walk). Area buses supplement the Metro system by running passengers from the heart of the Marshall Heights community along 51st and 53rd Streets to each Metro stop. Benning Road, another major artery into the city center, borders the Marshall Heights neighborhood immediately adjacent to the Eastgate Gardens site and offers many bus routes connecting to the Benning Road Metro station.

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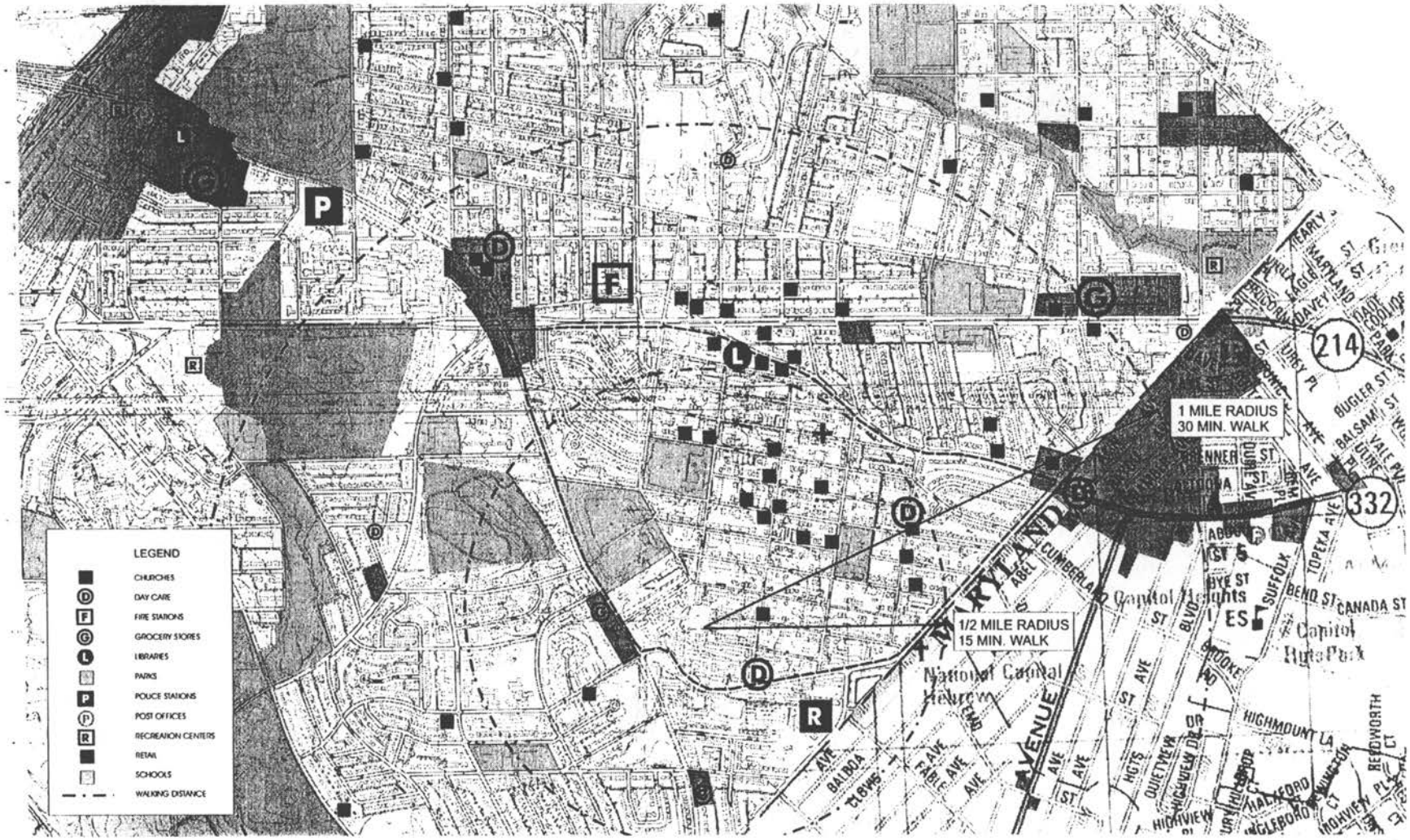
SITE ASSESSMENT

CIRCULATION

Not To Scale

Neighborhood Amenities

As shown in the map on the following page, there is a concentration of commercial areas containing retail, District of Columbia government services such as a police station, a fire station, a post office, and a library along Benning Road at and to the north of East Capitol Street. The Marshall Heights neighborhood boasts an unusually large number of churches – with the area along East Capitol Street at Central Avenue containing eight churches within four blocks of one another. Congregants include a mix of Marshall Heights residents and former residents who continue their affiliation with the area's churches. The neighborhood's churches provide many community services including, in some cases, daycare, senior activities, meal programs and counseling. Community services such as the Metropolitan Police Boys & Girls Club is to the north of Marshall Heights and the Benning Park Recreation Center is just to the south of the residential area.



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SITE ASSESSMENT

AMENITIES

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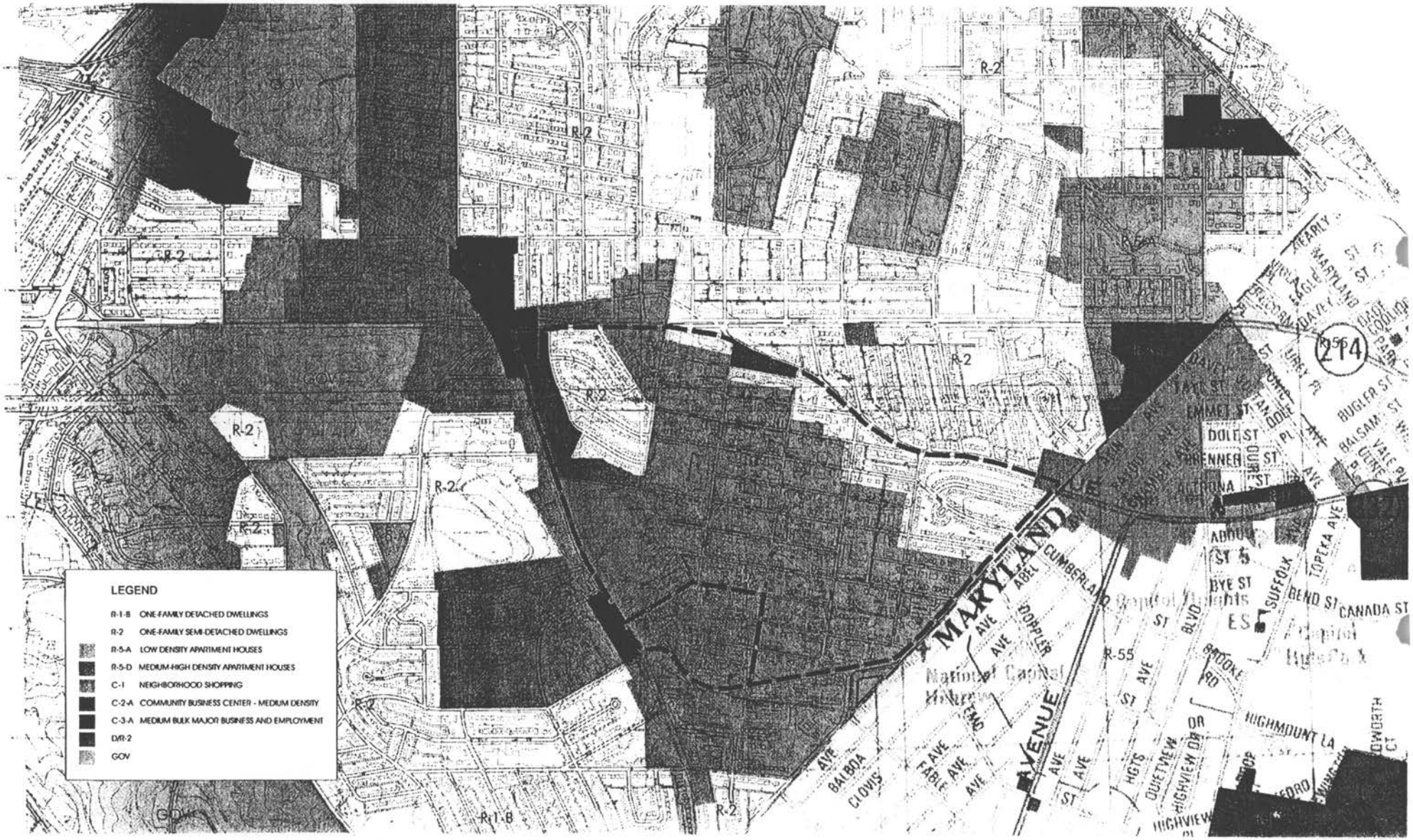
Existing Zoning/Land Use

A look at District of Columbia zoning guidelines reveals that Marshall Heights contains pockets of commercial zoning along its borders, but is primarily zoned residential (R-2 and R-5-A). In addition to the zoned areas shown on the map on the following page, Marshall Heights also contains three large parcels dedicated to educational use and two government-controlled park areas within a 45-minute walk (Fort Chapin and Fort Dupont). Most of the neighborhood is zoned R-5-A (a Residential – Low Density Apartment Houses level of zoning). Exceptions are two residential areas at the northeast and northwest corners of the site which are zoned R-2 (Residential - One-Family Semi-detached Dwellings). As the more restrictive of the two zoning classifications, the R-2 areas contain only single family and duplex homes. The R-5-A zone, however, contains a mix of single-family, duplex and multi-family three- and four-story apartment houses. Vacant lots and buildings are prevalent throughout the R-5-A area, but are far less common in the areas with R-2 zoning, which presumably continue to thrive due to a higher percentage of home-ownership. The R-2 areas, designed with uniform lot sizes and front and side yard setbacks, contain attractive, well-maintained homes and streets.

EASTGATE GARDENS MASTER PLAN

WASHINGTON, D.C.

DISTRICT OF COLUMBIA HOUSING AUTHORITY
& EASTGATE/MARSHALL HEIGHTS NEIGHBORHOOD ALLIANCE



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SITE ASSESSMENT

ZONING MAP

NOT TO SCALE

III. ECONOMIC DEVELOPMENT STRATEGY

One of the core intended benefits of the redevelopment of the Eastgate Gardens site is the revitalization of the surrounding community. This revitalization process is not intended to relate solely to the physical structures and land use in the community, but also to the residents and businesses that call the area home. Below is an overview of opportunities for employment and business development that could be part of the Eastgate Gardens redevelopment project.

Community Planning Priorities

The Marshall Heights community, which contains the Eastgate Gardens site, has been engaged in a series of active planning initiatives for several years. These plans include studies completed on behalf of the DC Office of Planning, the DC Housing Authority, the Marshall Heights Community Development Organization, and the Eastgate Redevelopment Associates. As a result of almost seven years of planning specifically for the revitalization of the Eastgate Gardens site and the surrounding community, certain common impressions of conditions in the target area and priorities for their improvement have emerged. As the summary below shows, most of the recommendations focus on housing issues, with economic opportunities a related, but secondary concern.

The ***District of Columbia's Consolidated Plan*** highlights two priorities for the area: (1) raising the homeownership rate and (2) preserving affordable housing, including rental housing initiatives.

The DC Office of Planning's ***Cluster 33 SNAP*** initiative sets priorities in several areas, including (1) rooting out blight by enforcing property maintenance codes; (2) demolishing vacant buildings near the Eastgate Gardens site; (3) slowing traffic through the area; (4) improving delivery of youth programs to the community; and (5) proceeding with the redevelopment of the Eastgate Gardens site, whether or not it is part of a HOPE VI project.

The Eastgate/Marshall Heights Neighborhood Alliance summarized several prior plans in its ***White Paper on Marshall Heights Redevelopment***. The Alliance's vision, which is the culmination of these planning efforts, is focused on providing "homeownership and rental opportunities for a broad range of income levels in a safe environment with appropriate neighborhood retail activity." With respect to the retail activity in the area, the Alliance sets as its challenge "upgrad(ing) the quality of retail activity...to better serve current and future residents." The Alliance also seeks to "create economic development opportunities for current residents."

Current Development Initiatives

Several development projects, public and private, are currently underway in the area surrounding the Eastgate Gardens property and target area. These projects include both residential and retail developments.

East Capitol HOPE VI. Directly adjacent to the Marshall Heights community, a comprehensive neighborhood revitalization initiative is underway as part of the East Capitol HOPE VI project. This project includes new, mixed-income housing, a retail center anchored by a new supermarket and office space.

Urban America/BENCO Shopping Center. The BENCO shopping center at the intersection of Benning Road and East Capitol has been undergoing a revitalization under new owner Urban America, a national retail developer focused on urban centers. BENCO is the largest concentration of retail along the boundaries of the Marshall Heights target area.

Office of Planning. The DC Office of Planning (DCOP) has been advocating a transit-oriented development plan for revitalizing areas of the city served by Metro. The Benning Road Metro station is not, however, on the priority list of properties being marketed for development by the Washington Metropolitan Area Transit Authority (WMATA).

Parks and Recreation. The DC Department of Parks and Recreation (DPR) is in the process of developing a strategic master plan that will address the changing needs of the communities it serves and the appropriate facilities modernization efforts to best meet those needs.

MHCDO. The Marshall Heights Community Development Organization (MHCDO) is actively involved in the community, with specific initiatives related to the Eastgate Gardens redevelopment project including a residential façade improvement program and an infill/scattered site housing development program.

Private Residential Developments. Along the boundaries of the Eastgate Gardens site are several ongoing revitalization initiatives by private property owners. These include the newly renovated Vision Condominiums in the 5100 block of F Street, the Benning Park Terrace Apartments south of the Eastgate Gardens site, the Amber Overlook complex of abandoned apartment buildings (to be rehabilitated as condominiums) and several infill/scattered site housing projects.

Employment Opportunities

Based on community input, the proposed development for the Eastgate Gardens site and the surrounding area is not aggressively focused on the creation of employment centers (retail or office onsite). Neither is the site appropriately located for the type of office and retail development that is part of other proposed HOPE VI projects. There are, however, some employment opportunities for residents that are worth mentioning.

Short-term. In the short-term, the Eastgate Gardens redevelopment process will require intense outreach to community residents and businesses to get full participation in project planning events. This outreach function could be met by local organizations like the Marshall Heights CDO or the Eastgate Redevelopment Associates who would likely employ local residents in this effort. Local residents are also able to participate in programs designed to prepare them for construction-related jobs on the Eastgate Gardens site and on the surrounding infill sites.

Long-term. Long-term employment opportunities for area residents likely to result from the proposed redevelopment of the Eastgate Gardens site and the surrounding area will be focused on the retail development already underway at the BENCO shopping center and any new development that is attracted to the Benning Road Metro site as part of the District of Columbia's commitment to transit-oriented development. Residents should work with the DC Department of Employment Services to participate in the city's First Source employment program.

Entrepreneurship

New residents attracted to the housing on the Eastgate Gardens site will provide an additional market for the goods and services offered by the small businesses located along the boundaries of the target area. This influx of new customers provides an opportunity for these existing businesses to see a return on any investment they make in improving the quality and appearance of their businesses. Marshall Heights CDO could facilitate a commercial façade improvement program for properties at the intersection of Central and Southern Avenues, and on either side of Benning Road south of East Capitol Street.

New residential development will also help to attract new businesses to the area's existing retail areas – as already seen at the BENCO shopping center, where national retail tenants include Foot Locker and Subway. By working with the current owners of these commercial properties, local residents and community organizations could encourage them to provide opportunities for successful local businesses to relocate to these centers.

If some form of subsidy is obtained, a non-profit group could potentially acquire the existing strip centers for use as commercial incubators for local retailers.

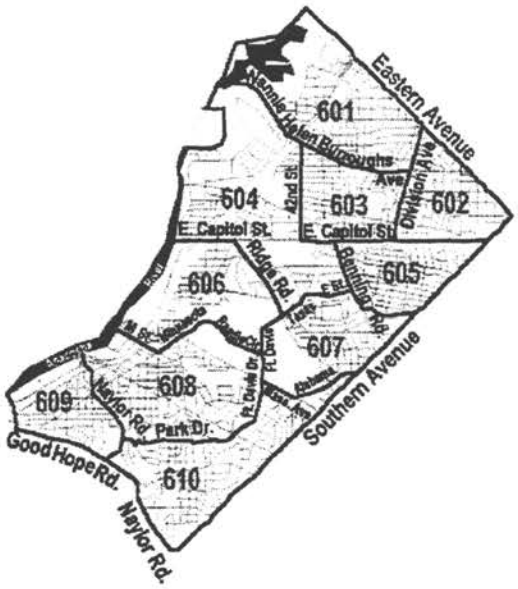
IV. CRIME TRENDS

When considering the impact of crime in the targeted Eastgate Gardens/Marshall Heights area, it is important to address both actual levels of crime and perceptions of crime in the area. A common conception exists among residents of the District of Columbia that crime is disproportionately prevalent in communities east of the Anacostia River in Wards 7 and 8. Table 1 shows that this is not necessarily true, and that, in particular, crime rates in Marshall Heights generally trend in the same direction as those for the city as a whole. The table shows the incidence of crimes reported citywide as well as the percentage of crimes (by category) reported in each of the seven districts identified by the Metropolitan Police Department (MPD). Marshall Heights is part of the Sixth District, which matches closely the boundaries of the District of Columbia's Ward 7.

District of Columbia Police Districts



Sixth District – Eastgate in PSA 605



Sixth District Crime Rates (1995-2000)

As shown in Table 1, the overall number of reported crimes in the Sixth District decreased by 16.2 percent between 1995 and 2000. This was consistent with the trend toward less crime citywide, but the decrease was far less than the citywide change (a 38.3 percent decrease). Despite the decrease in the number of reported crimes, the Sixth District saw an increase in its share of the crimes reported citywide. The number of homicides reported in the Sixth District, for example, was the same in 1995 and 2000 (51 reported), but this reflected an increase in the share of all DC homicides (from 14 percent in 1995 to 21 percent in 2000), due to the decrease in the overall number of reported homicides citywide (from 360 in 1995 to 242 in 2000). Although the percentage of DC crimes reported in the Sixth District increased from 1995 to 2000, the number of robberies and aggravated assaults decreased by approximately 15 percent, and the number of burglaries decreased by 33 percent. The number of thefts, stolen autos, and arson also decreased from 1995 to 2000.

Table 2 shows that through June 2002 (year-to-date), the Sixth District was on pace to see a decrease in the number of reported homicides, sexual assaults, and aggravated assaults, with an anticipated increase in the number of robberies, stolen autos and arson.

Proposed Law Enforcement Response

The Metropolitan Police Department's Lieutenant Lamont Coleman, Sr. prepared an analysis of the appropriate law enforcement response to crime in the Eastgate Gardens area (PSA 605) in November 2000. Lt. Coleman is actively involved in the community's efforts to combat crime and participates in monthly meetings with residents and businesses served by PSA 605. These meetings are centered around the area's Weed & Seed program, which brings representatives of the MPD, the federal Department of Justice and the DC Department of Public Works together with residents to work jointly for a safer community.

According to the MPD analysis, crime in the area occurs "at various times of day and [in] various locations," with no clear pattern or concentration of crime in a particular area or street. Incidents of crime are described as "sporadic in nature." Nonetheless, the MPD sees a direct connection between crime and drug activity in the area. The central goal of the proposed law enforcement response is to reduce crime in the area by disrupting and discouraging drug activity.

Recommendations from the MPD include:

- Locate an MPD satellite sub-station on the Eastgate Gardens site as part of the redevelopment.
- Maintain an active DC Housing Authority police presence along with the MPD presence in the area.
- Form a neighborhood watch group.
- Make F Street from Benning Road to 52nd Street one-way, westbound, so that suspects of drug-related crimes can not escape police by cutting through the neighborhood to Prince George's County via Southern Avenue.

Cluster 33 Crime Reduction Proposals

The DC Office of Planning recently implemented a citywide community-planning program that worked with residents and businesses to develop plans for each of the District's 39 neighborhood clusters. The Eastgate Gardens/Marshall Heights area is part of Cluster 33. According to the summary of the Cluster 33 Strategic Neighborhood Action Plan (SNAP), the community identified as its primary anti-crime goal the elimination of blight in the community.

This SNAP analysis indicated a belief that the root cause of blight is the prevalence of abandoned cars and land in the community. The plan sets a goal of reducing the number of abandoned cars and properties in the community by 20 percent. Community members also advocated improved code enforcement for both residential and business properties and the demolition of vacant properties near the Eastgate Gardens revitalization site.

Conclusions

Community members, in conjunction with the Metropolitan Police Department and the DC Office of Planning, have identified several concrete steps that can be taken as part of a broad plan to reduce crime in the Marshall Heights community. These steps can, and should be incorporated into the redevelopment plan for the Eastgate Gardens site and the immediate surrounding area. The central ideas can be summarized as follows.

- Enforce code requirements for maintaining a clean and safe property.
- Target new development to vacant or abandoned sites, starting with those closest to the Eastgate Gardens site.
- Continue the interaction of the MPD with community members through such programs as Weed & Seed and the establishment of a neighborhood watch program.
- Implement traffic calming measures and a street grid design in the new development on the Eastgate Gardens site and in the surrounding area that provide the MPD with enhanced control of the area.
- Consider locating an MPD substation on the Eastgate Gardens site or in the immediate surrounding area.

V. RETAIL TRENDS AND CONDITIONS

An understanding of the retail environment and development potential of the Eastgate Gardens area requires clear data on both the supply of and demand for retail goods and services. This study considers the retail offerings of the primary study area bounded by Benning Road to the west, G Street and Fitch Road to the south, Southern Avenue to the east, and Central Avenue and East Capitol Street to the north. To accurately reflect the shopping patterns and offerings of the surrounding area, the study also examines some of the nearby retail developments serving the Eastgate Gardens / Marshall Heights community.

Overview of Existing Retail Supply

The Eastgate Gardens study area, as a residential community, is primarily served by retail offerings along its boundaries. A review of the area indicates two primary clusters of retail at the intersection of Benning Road and East Capitol Street and at the southwest corner of Central Avenue and Southern Avenue. Additional commercially-zoned property is located at the corner of Benning Road and H Street, and along the west side of Benning Road across from the Fletcher-Johnson School and the Eastgate Gardens site.

BENCO Market. This community shopping center is the largest along the boundaries of the target area and is located in an area well situated for additional development. The BENCO market is located at the southeast intersection of Benning Road and East Capitol Street. It was acquired early in 2002 by Urban America. The center is approximately 25,000 square feet of retail space, including a Foot Locker shoe store, a Subway restaurant, a beauty supplies store, a barber shop and a liquor store. The center sits on a parcel of land approximately one acre in size. Zoned C2A, the site could accommodate roughly 60,000 square feet of development, but that would assume a two-story building. In general, retail stores are less competitive when shoppers have to climb a flight of stairs to reach them. Second story use for non-retail purposes, like an office or clinic, is often used to maximize the development of a site.

Seymour's Supermarket. At the far eastern end of the target area's northern boundary, a small strip of storefront retail is located at the southwest corner of the intersection of Central and Southern Avenues. This strip includes a small market, a Chinese food carryout, and a liquor store. A single owner owns the entire strip, zoned C-1, with approximately 190 feet of street frontage.

Marshall Heights Area Retail Sales

The U.S. Census collected information on the spending habits of Americans on selected product categories. Tables 14 and 15 present this information for Marshall Heights, for Ward 7 as a whole, and for the District of Columbia. By comparing the amounts spent by Marshall Heights residents in various product categories to the total sales in those categories within the boundaries of Marshall Heights, it is possible to identify (and quantify) the amount of spending by residents that is leaving the community.

Expenditures by Selected Product Categories. According to 2000 Census data updated by Claritas, Marshall Heights residents spent below the US Index and less than residents in Ward 7 or the District on almost all selected products. Personal care and service products were the only category in which the Eastgate area was close to the US Index (see Table 3). With the exception of lawn and garden supplies, the remaining categories of resident spending in Marshall Heights were between 47 and 80 percent of the national average. The lowest Index rates are in the home improvement categories. This is partly due to

the low homeownership rates and high number of renters in Marshall Heights. Another, larger difference is the relatively low spending on transportation, perhaps reflecting a high percentage of public transportation users and buyers of used, rather than new cars.

Expenditures by Selected Store Type. Spending by Marshall Heights residents were generally closest to the national average for necessities like food and health care. As with the analysis of spending by product category, Table 4 shows that the stores where resident spending was well below average were home and gardens stores, hardware stores, home centers, home furnishings and furniture/appliance stores.

Basic Retail Gap Analysis. An increase in homeownership in Marshall Heights – as a result of the Eastgate Gardens redevelopment, scattered site infill projects, and similar multi-unit homeownership development projects already completed or underway – will increase the area's demand for such homeowner-serving retail categories as hardware, home improvement, gardening, and furniture. Convenience retailers, like dry cleaners, mini-markets, and even restaurants, will need to improve the appearance and quality of their businesses to compete for the spending of consumers with a greater choice in where to shop.

Nearby Retail

Much of the retail gap identified for Marshall Heights is the natural pattern of residential areas being separated from the commercial areas in which residents shop. The area immediately surrounding Marshall Heights appropriately provides residents with convenience retail shops and services. The real issue is whether the type of destination retail noted above is available within a reasonable distance.

East River Park Shopping Center. The Marshall Heights Community Development Organization (MHCDO) has co-owned and operated the East River Park Shopping Center at the intersection of Minnesota Avenue and Benning Road for several years. This shopping center includes a 43,000 square foot Safeway supermarket, a bank, a drugstore, a Chesapeake Bagel Bakery, a post office and other neighborhood serving retail that meets many of the needs of the Marshall Heights community.

East Capitol HOPE VI. Near the eastern edge of the Marshall Heights, the East Capitol HOPE VI project is being developed to include an East Capitol Marketplace shopping center. The center will include a supermarket and extensive retail offerings for the community.

Residents of Marshall Heights can also shop at stores just across the District's Southern Avenue border with Prince George's County, Maryland.

Potential Retail Development

As part of the effort to revitalize the former Eastgate Gardens public housing site, community members and planners agree that conditions throughout the entire neighborhood need to be improved. This includes not only the development of in-fill housing throughout the area adjacent to the Eastgate Gardens site, but also improved opportunities for residents – new and old – to obtain the goods and services they need in a clean, safe location.

Metro Site Development. The major opportunity for development of a larger retail presence is at the intersection of Benning Road and East Capitol Street. This is not only the intersection of two major transit routes into and out of the District, but it is also the site of a Metro station. A full-scale

redevelopment of this area would build on the progress already shown by the owners of the BENCO site and would respect the local historical and cultural significance of such existing businesses as the Shrimp Boat restaurant.

Retail Strip Revitalization. Existing retail strips along the main boundaries of the Marshall Heights neighborhood are well-situated to serve the convenience needs of residents, but have fallen into a severe state of disrepair. There are two principle ways to revitalize these centers. One is to provide technical assistance and funding support to the current property and business owners to improve both the appearance and the performance of the stores. The District's Department of Housing and Community Development (DHCD) funds a façade improvement program for local retailers and the Marshall Heights CDO offers several programs providing business development services to local businesses.

The other way to revitalize the sites would be to promote the acquisition and redevelopment of the sites by new owners. In either case, these retail centers could also better meet the needs of the area's current and potential new residents by providing a slightly different mix of store types, perhaps including a new drycleaners, a coffee shop, or a book store – as have been mentioned in community planning efforts. An effort could be made to assist existing, successful businesses from elsewhere in the community relocate to these sites.

VI. VACANT AND ABANDONED PROPERTIES – INFILL STRATEGY

A review of the DC public record of property tax assessments indicates that the Marshall Heights community – bounded by Benning Road, East Capitol Street, Central Avenue, Southern Avenue and Fitch Street, SE – is home to 294 properties identified as vacant. The official use codes that describe these properties (see Table 5) refer to properties that are "true" vacant properties (use code 91), "false, abutting" vacant properties (use code 94), and "improved and abandoned" properties (use code 97). These three categories encompass properties that have no structures on them as well as those that have existing, but distressed and unused structures or paving.

These vacant and abandoned properties contribute to the overall impression of blight in the Marshall Heights target area surrounding the Eastgate Gardens redevelopment site. As residents of the community strive to improve the appearance and value of their homes, their efforts are challenged by the presence throughout the neighborhood of so many overgrown and distressed properties that serve no useful purpose. Consideration of the redevelopment of the Eastgate Gardens site, therefore, has long been linked in the minds of residents and planners to the redevelopment of underutilized infill sites throughout the neighborhood. The opposite perspective is also true; owners of distressed properties have been justifiably hesitant to invest in development of their land while the Eastgate Gardens site remains empty.

Infill Development Strategy

Among the 294 vacant or abandoned properties in the target area, there are several that present themselves as potential targets for revitalization. By identifying properties whose improvement would have a substantial impact on the community and by targeting property owners who would be willing to invest in or sell their properties, the Eastgate/Marshall Heights Neighborhood Alliance will be able to implement a strategic infill development initiative that will complement the redevelopment of Eastgate Gardens.

Concentrated Infill Opportunities. To have the greatest impact, infill development should focus on multiple properties on a single block, with a critical mass of properties undergoing revitalization simultaneously to make a visible impression on the block. With this approach, a community's housing stock and vacant properties can be revitalized in a clear, block-by-block progression that makes it obvious to property owners that the improvements are heading their direction and an investment in their property will not be wasted.

As the table below shows, many blocks in the neighborhood have multiple vacant and abandoned properties. Ten blocks, represented in the table by their zoning square number, have ten or more vacant properties, with one having as many as 21 separate vacant properties. (When considering the vacant properties by zoning square, it is important to note that properties ring the outside boundary of the zoning square, with properties facing out on as many as four different streets.) These squares should be considered priority revitalization areas, given the potential concentration of development opportunities in these areas.

Vacant and Abandoned Properties by Zone and Square

ZONE A	
Square	Properties
5321	7
5322	6
5323	9
5336	7
5337	10
	39

ZONE B	
Square	Properties
5312	5
5313	6
5314	12
5315	7
5316	10
5317	8
	48

ZONE C	
Square	Properties
5293	12
5294	7
5295	5
5296	10
5297	4
5298	9
5299	10
5300	12
5301	4
5302	5
	78

ZONE D	
Square	Properties
5307	7
5308	6
5309	5
5310	10
5311	7
5324	2
5325	4
5326	21
5327	13
5328	4
5329	1
5330	2
5331	5
5332	7
5334	1
	95

ZONE E	
Square	Properties
5345	3
5346	5
5347	1
5349	2
5349S	3
	14

ZONE F	
Square	Properties
5291	4
5292	2
5303	3
5304	7
5305	3
	19

Priority Zones for Infill Development. In addition to a concentration of vacant or abandoned properties, an infill development strategy for Marshall Heights should seek to concentrate on the area immediately surrounding the large-scale revitalization of the Eastgate Gardens site. The table above shows that the vacant and abandoned properties have been divided into Zones A through F. Each zone represents a collection of zoning squares. In alphabetical order, the zones reflect the proximity of the zones to the Eastgate site and offer a framework for targeting an infill development strategy within the neighborhood.

Zones A through C are all located south of C Street. Zone A (39 vacant or abandoned properties) is immediately north of the Eastgate site and is bounded by Drake, 49th Street, C Street, and 51st Street. Included in Zone A is a multi-block concentration of abandoned multi-family structures whose continued presence in their current state would severely inhibit the revitalization of the community and the market competitiveness of new development on the Eastgate site. Zone B (48 vacant or abandoned properties), also adjacent to the Eastgate site, is bounded by 51st Street, C Street, 52nd Street, and Fitch. Zone B includes three blocks that will provide the eastern boundary of the redeveloped Eastgate site. Given this prominent presence between the proposed new Eastgate development and the existing neighborhood, Zone B will provide an important transition from one to the other and a possible entryway to the new Eastgate Gardens development. Zone C

(78 vacant or abandoned properties) comprises the remaining portion of the target area below C Street, bounded by C Street, 52nd Street, Southern Avenue and Fitch.



Zone D (95 vacant or abandoned properties) is the zone with the largest geographic area, located north of the Eastgate site by three blocks, north of C Street and south of Central Avenue, with 49th Street to the west and 52nd Street to the east. Zone D is comprised of the bulk of the rectangular street grid north of C Street, between the areas of the neighborhood characterized by curving streets and primarily single-family housing. Zone D includes numerous small multi-family structures, often several to a block. Zone E (14 vacant or abandoned properties), at the northwest corner of the target area, is bounded by Benning Road, East Capitol Street, 49th Street, and C Street. It includes the George Washington Carver Apartments and, along Benning Road, the BENCO shopping center and other commercial space and several larger apartment complexes. Zone F (19 vacant or abandoned properties) is bounded by 52nd Street, C Street, Southern Avenue and Central Avenue.

Owners of Multiple Properties. Several of the vacant or abandoned properties in the Marshall Heights neighborhood are owned by property owners who own multiple properties in the area. These owners are important stakeholders as part of a community-based revitalization effort for a couple of reasons. First, it can safely be assumed (based on mailing addresses from the public record) that some of these owners currently live in the neighborhood and own either an adjacent property or a property elsewhere in the neighborhood. Second, owners of multiple properties

already have a substantial investment in the successful revitalization of the area and might be more willing to either invest in that revitalization or sell their block of properties to someone else to develop.

These owners, and others, should be among the initial contacts made by the Marshall Heights Neighborhood Alliance for participation in a single-family housing revitalization initiative for the community. Such an initiative would expand and build upon the ongoing efforts of the Marshall Heights CDO's Infill/Scattered Site Program and the MHCDO Single Family Rehabilitation Demonstration Project. Frequently, a commercial development/ownership entity owns the properties identified in the list of vacant and abandoned sites and could be encouraged to initiate its development plans in conjunction with a broader community initiative.

Church-Owned Properties. Several vacant and abandoned properties are owned by faith-based organizations. It can also be assumed that some of the owners of vacant and abandoned properties in the area are congregants of neighborhood churches who could be reached out to through their church. For these reasons, the Marshall Heights Neighborhood Alliance should actively work with the area's faith-based community to implement its infill development strategy.

Specific Targets for Infill Development

As the master planning process for the Eastgate Gardens site progresses, transportation gateways and sightlines will be identified and the most important connections between the Eastgate Gardens site and the surrounding neighborhood will become more obvious. Even at this early stage, however, it is clear that certain priorities are already evident, as described above. Specific targets for revitalization of vacant or abandoned properties include the following.

An effort should be made by the development team to either acquire the property immediately north of the Eastgate site (Zone A) or to coordinate with its current owner(s) to ensure that the development of this multi-block property is consistent with the community's vision for the Eastgate site. Ideally, this development would support the de-densification of the neighborhood – through the demolition of the existing structures and construction of smaller scale multi-family or single-family structures.

The Eastgate/Marshall Heights Neighborhood Alliance should contact owners of vacant or abandoned properties in the target area, including individual property owners, churches and commercial development entities, to promote the ongoing programs of the Marshall Heights CDO and other programs that support residential rehabilitation and development. To the degree possible, MHCDO and other developers of scattered site infill housing should attempt to acquire the vacant and abandoned properties for redevelopment.

Consistent with the desire to reduce the density of the community's housing stock, an effort should be made by the Alliance to have the neighborhood rezoned to allow new construction of only smaller scale, single-family or small multi-family residential structures.

APPENDIX A: TABLES

Table 1: Washington, DC Crime Rates by District, Percentage of All District Crimes

CITYWIDE

CRIME	1995	Percentage	2000	Percentage
Homicide	360	100%	242	100%
Sexual Assault	292	100%	251	100%
Robbery	6,864	100%	3,553	100%
Aggravated Assault	7,225	100%	4,582	100%
Burglary	10,184	100%	4,745	100%
Larceny/Theft	32,281	100%	21,637	100%
Stolen Auto	10,192	100%	6,600	100%
Arson	209	100%	108	100%
Total	**67,607**	**100%**	**41,718**	**100%**
% Change (1995-2000)			**-38.3%**	

1st DISTRICT - Capitol Hill

CRIME	1995	Percentage	2000	Percentage
Homicide	49	13.61%	15	6.20%
Sexual Assault	44	15.07%	21	8.37%
Robbery	1,357	19.77%	561	15.79%
Aggravated Assault	905	12.53%	509	11.11%
Burglary	1,564	15.36%	692	14.58%
Larceny/Theft	7,884	24.42%	4,848	22.41%
Stolen Auto	1,511	14.83%	918	13.91%
Arson	21	10.05%	7	6.48%
Total	**13,335**	**19.72%**	**7,571**	**18.15%**
% Change (1995-2000)			**-43.2%**	

2nd DISTRICT - West of Rock Creek Park

CRIME	1995	Percentage	2000	Percentage
Homicide	1	0.28%	3	1.24%
Sexual Assault	7	2.40%	16	6.37%
Robbery	539	7.85%	202	5.69%
Aggravated Assault	316	4.37%	157	3.43%
Burglary	1,501	14.74%	656	13.83%
Larceny/Theft	7,591	23.52%	4,198	19.40%
Stolen Auto	963	9.45%	404	6.12%
Arson	7	3.35%	3	2.78%
Total	**10,925**	**16.16%**	**5,639**	**13.52%**
% Change (1995-2000)			**-48.4%**	

Table 1: Washington, DC Crime Rates by District, Percentage of All District Crimes

3rd DISTRICT - Downtown				
CRIME	1995	Percentage	2000	Percentage
Homicide	29	8.06%	30	12.40%
Sexual Assault	21	7.19%	37	14.74%
Robbery	1,170	17.05%	640	18.01%
Aggravated Assault	667	9.23%	596	13.01%
Burglary	1,242	12.20%	705	14.86%
Larceny/Theft	5,469	16.94%	4,731	21.87%
Stolen Auto	920	9.03%	929	14.08%
Arson	21	10.05%	14	12.96%
Total	**9,539**	**14.11%**	**7,682**	**18.41%**
% Change (1995-2000)			**-19.5%**	

4th DISTRICT - Upper NW, East of Rock Creek Park				
CRIME	1995	Percentage	2000	Percentage
Homicide	51	14.17%	40	16.53%
Sexual Assault	46	15.75%	53	21.12%
Robbery	1,104	16.08%	662	18.63%
Aggravated Assault	1,220	16.89%	831	18.14%
Burglary	1,652	16.22%	786	16.56%
Larceny/Theft	3,780	11.71%	2,658	12.28%
Stolen Auto	1,775	17.42%	1,281	19.41%
Arson	30	14.35%	16	14.81%
Total	**9,658**	**14.29%**	**6,327**	**15.17%**
% Change (1995-2000)			**-34.5%**	

5th DISTRICT - NE, West of the Anacostia River				
CRIME	1995	Percentage	2000	Percentage
Homicide	100	27.78%	57	23.55%
Sexual Assault	61	20.89%	37	14.74%
Robbery	1,173	17.09%	558	15.71%
Aggravated Assault	1,426	19.74%	791	17.26%
Burglary	1,998	19.62%	789	16.63%
Larceny/Theft	3,908	12.11%	2,453	11.34%
Stolen Auto	1,960	19.23%	1,125	17.05%
Arson	40	19.14%	24	22.22%
Total	**10,666**	**15.78%**	**5,834**	**13.98%**
% Change (1995-2000)			**-45.3%**	

Table 1: Washington, DC Crime Rates by District, Percentage of All District Crimes

6th DISTRICT - Ward 7				
CRIME	1995	Percentage	2000	Percentage
Homicide	51	14.17%	51	21.07%
Sexual Assault	45	15.41%	49	19.52%
Robbery	630	9.18%	517	14.55%
Aggravated Assault	911	12.61%	745	16.26%
Burglary	901	8.85%	606	12.77%
Larceny/Theft	1,709	5.29%	1,589	7.34%
Stolen Auto	1,433	14.06%	1,212	18.36%
Arson	40	19.14%	25	23.15%
Total	**5,720**	**8.46%**	**4,794**	**11.49%**
% Change (1995-2000)			**-16.2%**	

7th DISTRICT - Ward 8				
CRIME	1995	Percentage	2000	Percentage
Homicide	79	21.94%	46	19.01%
Sexual Assault	68	23.29%	38	15.14%
Robbery	891	12.98%	413	11.62%
Aggravated Assault	1,780	24.64%	953	20.80%
Burglary	1,326	13.02%	511	10.77%
Larceny/Theft	1,940	6.01%	1,160	5.36%
Stolen Auto	1,630	15.99%	731	11.08%
Arson	50	23.92%	19	17.59%
Total	**7,764**	**11.48%**	**3,871**	**9.28%**
% Change (1995-2000)			**-50.1%**	

Sources: Metropolitan Police Department, 2002; The Jair Lynch Companies, 2002.

Table 2: Washington, DC Crime Rates by District, Year-to-Date Through June 2002

1st District

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	4	12	200.0%
Sexual Assault	19	11	-42.1%
Robbery	366	344	-6.0%
Aggravated Assault	240	226	-5.8%
Burglary	393	320	-18.6%
Theft (not from Auto)	874	644	-26.3%
Theft from Auto	1,217	1,141	-6.2%
Stolen Auto	455	490	7.7%
Arson	2	4	100.0%
Total	**3,570**	**3,192**	**-10.6%**

2nd District

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	0	3	--
Sexual Assault	21	14	-33.3%
Robbery	154	125	-18.8%
Aggravated Assault	73	86	17.8%
Burglary	251	259	3.2%
Theft (not from Auto)	1,118	984	-12.0%
Theft from Auto	726	636	-12.4%
Stolen Auto	241	212	-12.0%
Arson	2	0	-100.0%
Total	**2,586**	**2,319**	**-10.3%**

3rd DISTRICT

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	9	7	-22.2%
Sexual Assault	18	24	33.3%
Robbery	370	341	-7.8%
Aggravated Assault	273	273	0.0%
Burglary	339	636	87.6%
Theft (not from Auto)	602	624	3.7%
Theft from Auto	1,313	1,018	-22.5%
Stolen Auto	391	440	12.5%
Arson	7	9	28.6%
Total	**3,322**	**3,372**	**1.5%**

4th DISTRICT

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	12	16	33.3%
Sexual Assault	21	18	-14.3%
Robbery	253	345	36.4%
Aggravated Assault	314	308	-1.9%
Burglary	295	351	19.0%
Theft (not from Auto)	375	348	-7.2%
Theft from Auto	757	887	17.2%
Stolen Auto	593	719	21.2%
Arson	4	3	-25.0%
Total	**2,624**	**2,995**	**14.1%**

5th DISTRICT

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	18	27	50.0%
Sexual Assault	22	20	-9.1%
Robbery	279	298	6.8%
Aggravated Assault	334	308	-7.8%
Burglary	314	332	5.7%
Theft (not from Auto)	391	357	-8.7%
Theft from Auto	745	803	7.8%
Stolen Auto	542	651	20.1%
Arson	17	7	-58.8%
Total	**2,662**	**2,803**	**5.3%**

6th DISTRICT

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	17	24	41.2%
Sexual Assault	35	22	-37.1%
Robbery	310	291	-6.1%
Aggravated Assault	373	334	-10.5%
Burglary	279	287	2.9%
Theft (not from Auto)	252	226	-10.3%
Theft from Auto	554	618	11.6%
Stolen Auto	696	700	0.6%
Arson	7	7	0.0%
Total	**2,523**	**2,509**	**-0.6%**

7th DISTRICT

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	26	20	-23.1%
Sexual Assault	28	13	53.6%
Robbery	246	218	-11.4%
Aggravated Assault	411	425	3.4%
Burglary	252	258	2.4%
Theft (not from Auto)	116	126	8.6%
Theft from Auto	272	291	7.0%
Stolen Auto	371	377	1.6%
Arson	12	9	-25.0%
Total	**1,734**	**1,737**	**0.2%**

CITYWIDE

CRIME	Year-to-Date Comparison		
	Thru 6/01	Thru 6/02	% Change
Homicide	86	109	26.7%
Sexual Assault	164	122	-25.6%
Robbery	1,978	1,962	-0.8%
Aggravated Assault	2,018	1,960	-2.9%
Burglary	2,123	2,443	15.1%
Theft (not from Auto)	3,728	3,309	-11.2%
Theft from Auto	5,584	5,394	-3.4%
Stolen Auto	3,289	3,589	9.1%
Arson	51	39	-23.5%
Total	**19,021**	**18,927**	**-0.5%**

Sources: Metropolitan Police Department, 2002; The Jair Lynch Companies, 2002.

Table 3: 2001 Expenditures by Selected Product Categories

Selected Product Category	Marshall Heights[1]		Ward 7[2]		District of Columbia[3]	
	Amount ($000s)	US Index	Amount ($000s)	US Index	Amount ($000s)	US Index
Food at Home	$9,099	80	$112,881	83	$984,519	86
Food Away from Home	$6,862	67	$91,031	74	$1,068,051	103
Alcoholic Beverages at Home	$1,226	68	$16,478	76	$205,565	113
Alcoholic Beverages Away from Home	$1,306	74	$17,945	85	$220,995	123
Personal Care Products	$1,179	92	$14,758	96	$137,744	106
Personal Care Services	$725	100	$9,574	109	$97,282	132
Nonprescription Drugs	$380	90	$4,776	94	$39,708	92
Women's Apparel	$2,054	66	$29,143	77	$370,163	116
Men's Apparel	$1,124	61	$15,922	72	$212,932	114
Girls' Apparel	$476	68	$6,343	76	$75,658	107
Boys' Apparel	$392	73	$5,076	78	$58,387	107
Infants' Apparel	$227	71	$2,974	78	$32,980	102
Footwear (Excl. Infants)	$776	71	$10,407	79	$123,970	112
Housekeeping Supplies	$595	82	$7,522	86	$68,011	92
Lawn/Garden Supplies (Incl. Plants)	$339	88	$4,884	106	$49,192	126
Domestic Services	$269	68	$4,418	92	$57,987	144
Household Textiles	$774	56	$12,027	73	$162,173	116
Furniture	$947	56	$14,433	71	$201,514	118
Floor Coverings	$484	56	$7,487	72	$99,869	114
Major Appliances	$903	59	$13,564	73	$175,207	112
Small Appliances & Houseware	$985	47	$16,949	67	$232,349	109
TV, Radio & Sound Equipment	$2,650	68	$37,136	79	$471,952	119
Transportation	$6,470	48	$98,443	60	$1,317,125	96

Notes:

[1] Marshall Heights is comprised of Census Tracts 99.04, 99.05, and 99.06.

[2] Ward 7 is comprised of the Eastgate Plus Census Tracts plus these additional tracts: 76.03, 76.04, 76.05, 77.03, 77.07, 77.08, 77.09, 78.03, 78.04, 78.06, 78.07, 78.08, 78.09, 79.03, 96.01, 96.02, 96.03, 96.04, 99.01, 99.02, 99.03, 99.04, 99.05, 99.06, 99.07. (From the DC office of Planning)

[3] District of Columbia refers to the area within the boundaries of the District, not the MSA.

Sources: 2000 U.S. Census; Claritas, Inc., 2002; The Jair Lynch Companies, 2002.

Table 4: 2001 Expenditures by Selected Store Type

Selected Store Type	Marshall Heights[1]		Ward 7[2]		District of Columbia[3]	
	Amount ($000s)	US Index	Amount ($000s)	US Index	Amount ($000s)	US Index
Building Materials & Garden Equipment	$950	52	$15,218	69	$198,241	107
Hardware Stores	$70	52	$1,125	70	$14,838	109
Lawn/Garden Equipment/Supply Store	$342	56	$5,278	72	$65,202	105
Home Centers	$217	51	$3,533	69	$46,844	108
Gasoline Stations w/Convenience Store	$2,390	69	$30,117	73	$274,741	79
Gasoline Stations w/o Convenience Store	$1,058	65	$13,875	70	$128,267	77
Grocery Stores	$10,173	80	$127,654	83	$1,171,471	91
Health & Personal Care Stores	$2,514	88	$33,372	97	$329,604	114
Eating Places	$5,102	71	$66,379	77	$749,023	103
Drinking Places	$468	73	$6,420	84	$78,756	121
Department Stores (Excl. Leased)	$4,806	65	$67,850	76	$837,703	111
Clothing & Clothing Accessory Stores	$2,503	65	$35,428	77	$450,003	115
Shoe Stores	$432	71	$5,779	79	$68,797	112
Furniture	$861	56	$13,131	72	$180,819	117
Other Home Furnishing Stores	$568	51	$9,304	69	$129,642	114
Household Appliance Stores	$269	58	$4,059	73	$53,794	114
Radio/TV/Other Electronics Stores	$627	59	$9,185	72	$125,627	117
Computer & Software Stores	$261	66	$3,797	80	$49,791	124
Electronic Shopping & Mail Order	$1,252	63	$17,955	75	$226,976	113

Notes:

[1] Eastgate Plus is comprised of Census Tracts 99.04, 99.05, and 99.06.

[2] Ward 7 is comprised of the Eastgate Plus Census Tracts plus these additional tracts: 76.03, 76.04, 76.05, 77.03, 77.07, 77.08, 77.09, 78.03, 78.04, 78.06, 78.07, 78.08, 78.09, 79.03, 96.01, 96.02, 96.03, 96.04, 99.01, 99.02, 99.03, 99.04, 99.05, 99.06, 99.07. (From the DC office of Planning)

[3] District of Columbia refers to the area within the boundaries of the District, not the MSA.

Sources: 2000 U.S. Census; Claritas, Inc., 2002;

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE A - Bounded by Drake, 49th, C Street, and 51st - North of Eastgate Gardens (Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5321	0009	5035 D Street SE	Longwood Construction Inc.	Yes	97
5321	0010	55th Street SE	Longwood Construction Inc.	Yes	91
5321	0015	5057 D sTreet SE	Jackson, Kohn H	No	97
5321	0023	Drake Place SE	Russell, Louis R	Yes	91
5321	0027	5046 Drake Place SE	Gilmore, Ida	No	97
5321	0030	SE	Oliver, Joseph	Yes	91
5321	0035	SE	Mulligan, Myrl	No	91
5322	0007	SE	Hankins, Joel D	No	91
5322	0023	D Street SE	Bowser, Charity L	No	91
5322	0030	D Street SE	Walker, William J	No	91
5322	0032	5004 D Street SE	Brown&Brown Properties LLC	Yes	97
5322	0033	360 50th Street SE	Brown&Brown Properties LLC	Yes	97
5322	0034	350 50th Street SE	Brown&Brown Properties LLC	Yes	97
5323	0005	SE	Johnson, Donna Ramos	Yes	91
5323	0009	SE	Jefferson, John A ET AL	Yes	91
5323	0011	5041 C Street SE	Medley, Jovette P	No	97
5323	0012	C Street SE	Knight, William F	Yes	91
5323	0013	SE	Knight, William F	Yes	91
5323	0015	C Street SE	Highway Christian Church of Christ #2	Yes	91
5323	0028	SE	Baldwin, F L	No	91
5323	0029	SE	Coleman, James E	No	91
5323	0036	0300 50th Street SE	Sarman Corporation	No	97
5336	0001	SE	Hill, Francis W	No	91
5336	0027	4911 C Street SE	Bank New York	Yes	97
5336	0028	4915 C Street SE	Bank New York	Yes	97
5336	0029	4919 C Street SE	East Benning Corporation	No	97
5336	0032	4930 Call Place SE	4911 C Street Associates LP	Yes	97
5336	0033	4926 Call Place SE	4911 C Street Associates LP	Yes	97
5336	0034	4927 C Street SE	4922 Call Place Associates LP	No	97
5337	0001	SE	Ritchie, Mildred R	No	91
5337	0003	SE	Bruce, Lula	Yes	94
5337	0004	SE	Bruce, Madison ET AL	No	91
5337	0007	SE	Jackson, John H	No	91
5337	0010	SE	Bruce, Lula	No	91
5337	0011	SE	Bruce, Madison ET AL	No	91
5337	0012	SE	East Coast Equities Inc.	No	91
5337	0013	SE	Quinichette, Victor L	Yes	91
5337	0014	SE	Quinichette, Victor L	Yes	91
5337	0801	Call Place SE	Smith, Noel J Jr.	No	91

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE B - Bounded by 51st, C Street, 52nd, and Fitch - East of Eastgate Gardens (Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5312	0010	5309 C Street SE	St. John Baptist Church	Yes	91
5312	0011	SE	St. John Baptist Church	Yes	91
5312	0023	5200 Call Place SE	Perry, Wayne J	Yes	97
5312	0024	SE	Perry, Wayne J	Yes	91
5312	0025	5208 Call Place SE	St. John Baptist Church	No	97
5313	0001	SE	Hamilton, Vivan	Yes	94
5313	0005	5119 Call Place SE	Smith, Julia J	No	97
5313	0008	5131 Call Place SE	Jackson, C	No	91
5313	0017	SE	Perry, Josephine	Yes	91
5313	0018	5108 D Street SE	Winters, Sharon J	No	97
5313	0041	5122 D Street SE	Hawkins, Bonita	No	97
5314	0004	SE	H&B Associates LTD	Yes	91
5314	0006	D Street SE	H&B Associates LTD	Yes	91
5314	0007	D Street SE	H&B Associates LTD	Yes	91
5314	0008	SE	Lynos, E	No	91
5314	0014	SE	Harris, Eugene A	Yes	91
5314	0015	SE	Harris, Eugene A	Yes	91
5314	0017	5104 Drake Place SE	Holloway, Eddie	Yes	97
5314	0018	SE	Dickson, Mabel T ET AL	No	91
5314	0024	SE	Johnson, Ruby J	No	91
5314	0026	SE	Scheve, G E	No	91
5314	0801	SE	Butler, J B	No	91
5314	0803	SE	Dickson, Mabel T ET AL	No	91
5315	0003	SE	Anderson, Mamie G	No	91
5315	0010	5209 Drake Place SE	Holloway, Eddie	No	91
5315	0019	SE	Mainor, Mary A	Yes	94
5315	0020	SE	Dickerson, Susie	No	91
5315	0024	5204 E Street SE	Stephenson, Ming	No	91
5315	0033	5115 Drake Place SE	WDC I LP	Yes	97
5315	0034	E Street SE	Good Samaritan Baptist Church	Yes	91
5316	0001	SE	Anderson, M J	No	91
5316	0002	SE	Good Samaritan Baptist Church	No	91
5316	0005	5115 E Street SE	Williams, Rufus	Yes	91
5316	0012	SE	Young, Jacqueline M	Yes	91
5316	0022	5124 F Street SE	Cook, Mabel T	No	91
5316	0025	SE	Robinson, Tommie	No	91
5316	0026	SE	Williamson, Joh	No	91
5316	0035	0827 F Street SE	Ables, John H Jr.	No	91
5316	0805	SE	Robinson, Tommie	No	91
5316	0807	SE	Cook, Mabel T	No	91
5317	0006	5121 F Street SE	Good Samaritan Baptist Church	No	97
5317	0009	5135 F Street SE	Rhodes, Issac	No	97
5317	0013	SE	M&J Cororation	No	91
5317	0034	5225 F Street SE	Unity in Christ Deliverence Church Inc.	No	91
5317	0801	F Street SE	Good Samaritan Baptist Church	No	91
5317	0835	SE	5105-09 F Street SE Inc	Yes	91
5317	0837	SE	5105-09 F Street SE Inc	Yes	91
5317	0839	SE	Harris, Willie E	No	91

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE C - Bounded by 52nd, C Street, Southern and Fitch - East of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5293	0001	SE	Summers, W	No	91
5293	0015	SE	Wyles, William G ET AL	No	91
5293	0017	C Street SE	Berry, Rachel	Yes	91
5293	0018	SE	Seibles, Turner E	No	91
5293	0027	5428 Call Place SE	Lewis, Majorie Y	No	91
5293	0029	SE	Davis, Mary L	No	91
5293	0031	5512 SE	Owens, Akilah S	Yes	94
5293	0032	5514 Call Place SE	Owens, Akilah S	Yes	94
5293	0801	SE	Lemley, Betty J ET AL	No	91
5293	0803	SE	District of Columbia	No	91
5293	0807	SE	Washington, Lewis L	Yes	91
5293	0807	SE	Washington, Lewis L	Yes	91
5294	0009	SE	Raines, Robert F	Yes	91
5294	0013	5509 Call Place SE	MHCDO	No	91
5294	0026	SE	Walters, Florence E	No	91
5294	0043	Call Place SE	MHCDO	Yes	91
5294	0043	Call Place SE	MHCDO	Yes	91
5294	0807	SE	Cole Brothers Enterprise	Yes	91
5294	0809	Se	Cole Brothers Enterprise	Yes	91
5295	0001	54th Street SE	Bloom, Russell A	Yes	91
5295	0002	D Street SE	Bloom, Russell A	Yes	91
5295	0021	SE	Kellum, James R	Yes	91
5295	0812	D Street SE	District of Columbia	Yes	91
5295	0813	Southern Avenue SE	District of Columbia	Yes	91
5296	0002	SE	Jones, Darren K	Yes	91
5296	0003	SE	Natco Developers Inc.	No	91
5296	0004	5413 Drake Place SE	Johnson, Emma	No	91
5296	0020	5400 E Street SE	Willis, John D	Yes	97
5296	0021	SE	Willis, John D	Yes	94
5296	0022	SE	Crawford, Aleeta W	No	91
5296	0803	SE	District of Columbia	No	91
5296	0805	SE	Kesher Israel Congregation, Georgetown	Yes	91
5296	0807	SE	Kesher Israel Congregation, Georgetown	Yes	91
5296	0810	Southern Avenue SE	District of Columbia	No	91
5297	0801	SE	District of Columbia	Yes	91
5297	0803	SE	District of Columbia	Yes	91
5297	0805	SE	District of Columbia	Yes	91
5297	0807	SE	District of Columbia	Yes	91
5298	0003	5307 E Street SE	Tarrance, J L	No	97
5298	0013	5349 E Street SE	McGee, Harry	No	97
5298	0015	SE	Hazzard, Mary J	No	91
5298	0016	5300 F Street SE	Green, James	No	97
5298	0017	5302 F Street SE	Zigler, Joseph & Annie & Nemore, Mamie	No	97
5298	0031	5311-5323 E Street SE	D&E Development Corp.	No	97
5298	0801	SE	District of Columbia	Yes	91
5298	0803	SE	District of Columbia	Yes	91
5298	0805	SE	McGee, Harry	No	94
5299	0007	5329 Drake Place SE	Metropolitan Interiors Inc. Uniport	No	91
5299	0010	SE	Allen, Ernest	Yes	91
5299	0011	SE	Allen, Ernest	Yes	91
5299	0013	SE	Allen, Ernest	Yes	91
5299	0014	Drake Place SE	Willis, John D	Yes	91
5299	0015	SE	Willis, John D	Yes	91
5299	0016	SE	Johnson, Kassandra	No	91
5299	0018	5308 E Street SE	Milton, Martha C	No	97
5299	0029	SE	Dawson, Ethelbert	Yes	94
5299	0031	5348-5350 E Street SE	Rooths, Edward B	No	97

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE C - Bounded by 52nd, C Street, Southern and Fitch - East of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5300	0001	SE	McCullough, Charles	Yes	91
5300	0003	SE	McCullough, Clara B	Yes	94
5300	0004	5313 D Street SE	Butler, Luther	No	97
5300	0006	SE	Urban Investments Inc	No	91
5300	0013	SE	MHCDO	No	91
5300	0016	SE	McCullough, Clara B	Yes	91
5300	0017	SE	Haggins, John H	No	91
5300	0018	5308 Drake Place SE	McCullough, Clara B	Yes	91
5300	0025	SE	Falls Enterprises Inc	No	91
5300	0026	SE	Smith, Charles L	No	91
5300	0027	5346 Drake Place SE	Gray, Wilbur L ET AL	No	97
5300	0029	SE	Walker, Riley R	Yes	91
5301	0013	SE	Easton, Theodore R	No	91
5301	0014	SE	Delaney, Danita A	No	91
5301	0803	SE	Middough, Brian T	No	91
5301	0807	5322 D Street SE	Blue, Stanley L	No	91
5302	0014	SE	Carlene Developers Inc	No	91
5302	0025	5336 Call Place SE	Trowell, Norman O	No	91
5302	0029	SE	Hardisty, Walter R	No	91
5302	0030	SE	Standard, Spurgeon M	No	91
5302	0032	5348 Call Place SE	5350 Call Place LLC	No	97

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE D - Bounded by 49th, C Street, 52nd and Central Avenue - North of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5307	0004	Ayers Place SE	Boney, Gabriel A	Yes	94
5307	0006	Central Avenue SE	Armstrong, Dorothene	Yes	94
5307	0009	51st Street SE	Burge James L	No	94
5307	0010	5104 A Street SE	Yates, Kerstan	No	91
5307	0011	A Street SE	Federal MIS LP	No	91
5307	0012	A Street SE	Hunter, Sarah ET AL	No	91
5307	0014	A Street SE	Armstrong, Dorothene	Yes	94
5308	0008	SE	King, Pearl O	Yes	91
5308	0011	SE	Apostolic Faith Church	Yes	94
5308	0012	A Street SE	Apostolic Faith Church	Yes	91
5308	0025	SE	Berlin, K	Yes	91
5308	0026	SE	Berlin, K	Yes	91
5308	0029	SE	Budco AH Corp	No	91
5309	0001	A Street SE	Saint Lucille AME Zion Church	No	91
5309	0009	SE	Cooper, Bennett	No	91
5309	0013	SE	Cunningham, Ronald	No	91
5309	0020	SE	Kelly, C W	No	91
5309	0028	SE	Cunningham, John A	No	91
5310	0001	SE	Hegens, Lewis E	Yes	91
5310	0002	SE	Hegens, Lewis E	Yes	91
5310	0019	SE	Clark, Robert W	No	91
5310	0021	SE	Stewart, Annie	Yes	91
5310	0022	SE	Proctor, Roberta E	No	91
5310	0023	5126 Bass Place SE	Hedgespeth, R P	No	91
5310	0024	Bass Place SE	Hudson, B M	No	91
5310	0027	SE	Taylor, Edward S	Yes	91
5310	0029	5220 Bass Place SE	White, Mildred K	No	97
5310	0038	5207 B Street SE	Mentrotone Baptist Church	No	91
5311	0001	SE	Bishop S C Madison Trustee	No	91
5311	0004	SE	Hill, Francis J	No	91
5311	0012	5221 Bass Place SE	Garner, Jewell L	No	97
5311	0013	SE		No	91
5311	0022	SE	Fortineau, Maxine H	Yes	91
5311	0024	5200 C Street SE	Copelin, William E	No	97
5311	0800	5120 C Street SE	Smith, Edward C	No	97
5324	0020	SE	Ward, Willie E	Yes	91
5324	0023	SE	Bolden, Juanita S	Yes	91
5325	0010	SE	Jean V Hardisty Trustees ET AL	No	91
5325	0013	SE	Perry, Deather B	Yes	91
5325	0016	SE	First Baptist Church MH	No	91
5325	0025	5034 Bass Place SE	District TLC Trust 1996	No	97

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE D - Bounded by 49th, C Street, 52nd and Central Avenue - North of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5326	0001	SE	Teague, Anna K	Yes	91
5326	0002	SE	Teague, Anna K	Yes	91
5326	0003	SE	Hardisty, Walter R	No	91
5326	0004	SE	Barnhardt, Kelly	Yes	91
5326	0005	SE	Barnhardt, Kelly	Yes	91
5326	0006	SE	Conrad, Constance E	Yes	91
5326	0007	SE	Conrad, Constance E	Yes	91
5326	0008	5029 Astor Place SE	Conrad, Constance E	Yes	97
5326	0009	Astor Place SE	Conrad, Constance E	Yes	91
5326	0016	SE	Reed, Newton	Yes	91
5326	0017	0134 50th Street SE	Reed, Newton	Yes	91
5326	0020	SE	Colella, Y G	Yes	91
5326	0021	SE	Colella, Y G	Yes	91
5326	0022	SE	Colella, Y G	Yes	91
5326	0023	SE	Washington Bible College	Yes	91
5326	0024	5032 B Street SE	Washington Bible College	Yes	91
5326	0025	SE	Willimas, Crystal F	No	91
5326	0026	SE	Jefferies, Darlene C	No	91
5326	0028	5050 B Street SE	Hicks, Roy W	No	97
5326	0029	5056 B Street SE	Dominick, Ida L	Yes	97
5326	0030	SE	Dominick, Ida L	Yes	91
5327	0001	SE	Sounders, Norman	No	91
5327	0002	SE	Hardisty, Jean V	No	91
5327	0003	SE	Lowe, D	Yes	91
5327	0004	SE	Lowe, D	Yes	91
5327	0005	5019 A Street SE	Robinson, S	No	97
5327	0009	SE	Jones, Jacqueline L	Yes	94
5327	0011	5041 A Street SE	Grahman, Marie B	Yes	97
5327	0012	5043 A Street SE	Turner, Helen	No	97
5327	0013	5045 A Street SE	Cannon, Irene	No	91
5327	0015	SE	Stelly, Phyllis	Yes	91
5327	0019	SE	Lowe, D	Yes	94
5327	0026	SE	Jones, Sichester	No	91
5327	0800	SE	Lewis. Edwin L	No	91
5328	0011	SE	Z Group Patnership	No	91
5328	0023	SE	Hawkins, Gertrude	No	91
5328	0024	SE	Pointer, Tiney	No	91
5328	0025	SE	Taylor, Lucretria L ET AL	Yes	91
5329	0009	SE	Rental Associates Inc	No	94
5330	0017	Ayers Place SE	Jones, Rosie M	Yes	91
5330	0803	Central Avenue SE	Murphy, Francisca	Yes	94
5331	0008	4931 Ayers Place SE	Brown, Gregory T	No	91
5331	0019	SE	Jones, Beverly A ET AL	No	91
5331	0020	A Street SE	Murphy, Francisca	Yes	94
5331	0022	A Street SE	Murphy, Francisca	Yes	94
5331	0023	4928 A Street SE	Church Ass. For Community Service	No	97
5332	0001	4905 A Street SE	Jones, Mae L ET AL	Yes	91
5332	0004	SE	Myers, Alicia	Yes	94
5332	0005	A Street SE	Myers, Alicia	Yes	94
5332	0006	A Street SE	Spann, Joseph	No	91
5332	0007	4925 A Street SE	Goins, Lewis	No	97
5332	0008	SE	Fabco Investment Corp.	No	91
5332	0023	Astor Place SE	Jackson, Virgie L	No	91
5334	0801	4959 B Street SE	First Baptist Church MH	No	91

TABLE 5: Marshall Heights Neighborhood - Vacant and Abandoned Properties (Alphabetically, by Owner)

ZONE E - Bounded by Benning, C Street, 49th and East Capitol - Northwest of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5345	0015	4707 Bass Place SE	GMAC Mortage Corporation	No	97
5345	0027	4819 Bass Place SE	Monarch Novelty Company ET AL	No	97
5345	0045	Benning Road SE	Masjid-Al-Islam Inc	No	91
5346	0001	5 46th Street SE	Trans American Costruction Corp	Yes	97
5346	0002	11 46th Street SE	Trans American Costruction Corp	Yes	97
5346	0003	17 46th Street SE	Trans American Costruction Corp	Yes	97
5346	0004	23 46th Street SE	Trans American Costruction Corp	Yes	97
5346	0006	4508 B Street SE	Trans American Costruction Corp	Yes	97
5347	0037	4826 Bass Place SE	Barnhardt, Evelyn	No	97
5349	0007	0019 47th Street SE	Malik, Khalid N	No	97
5349	0036	4654 A Street SE	Smith, Noel J	No	97
5349S	0010	0123 49th Street SE	Simms, Mary	No	97
5349S	0068	4635 A Street SE	Hall, Judy A	No	97
5349S	0070	4641 A Street SE	Waters, Rosie	No	97

ZONE F - Bounded by 52nd, C Street, Southern and Central Avenue - Northeast of Eastgate Gardens (NOT Adjacent to Site)

Square	Lot	Address	Owner	Adjacent	Use Code
5291	0042	5548 Bass Place SE	Jones, Bernard W Jr.	No	97
5291	0058	5502 Bass Place SE	Moten, Harriette W	No	97
5291	0100	5619 B Street SE	Cooper, Victoria	No	97
5291	0104	5614 Southern Avenue SE	Miller, Richard E	No	97
5292	0074	0236 54th Street SE	Secretary of HUD	No	97
5292	0082	0212 54th Street SE	Moore, James D	No	97
5303	0004	SE	Budco AH Corp	Yes	91
5303	0005	Bass Place SE	Budco AH Corp	Yes	91
5303	0017	SE	Dunlap, Dorothy	No	91
5304	0002	SE	Montgomery, Emma L	Yes	91
5304	0004	5309 B Street SE	Creek, Marcella A	Yes	91
5304	0006	SE	Graves, Harvey	Yes	91
5304	0011	SE	Washington, Valerie D	Yes	91
5304	0029	SE	Smith, Camelia	Yes	91
5304	0031	SE	HMP Joint Venture	No	91
5304	0034	Bass Place SE	Ledbetter, Joan	No	91
5305	0084	5313 Astor Place SE	Perry, Kevin M Sr.	No	97
5305	0091	5348 B Street SE	Holmes, Gregory	No	97
5305	0100	SE	Bartley, Vanessa D	No	91

Eastgate Gardens Site

Square	Lot	Address	Owner	Adjacent	Use Code
5319	0024	SE	United States of America	No	91

Sources: District of Columbia Public Record, 2002; The Jair Lynch Companies, 2002.