

ZONING COMMISSION
 District of Columbia
 Case No. 04-27
 Exhibit No. 16

Revival

Summary of
The H Street NE
Strategic
Development
Plan



March 2003

Revival: H St

PLANNING AREA



Planning Process:

- 1 year plan development (Oct 2002 – Oct 2003)
- Over 500 individual stakeholders participated
- ANC 6A & 6C jointly developed and submitted proposed zoning for implementation

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Planning Challenges

<i>Guiding growth to capitalize on H Street's local and regional advantages</i>	<i>Encouraging strategic redevelopment of vacant land and buildings</i>	<i>Attracting and maintaining retail uses preferred by the community</i>	<i>Supporting and restoring quality cultural facilities and destinations</i>	<i>Managing development design to support reinvestment</i>
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Planning Objectives

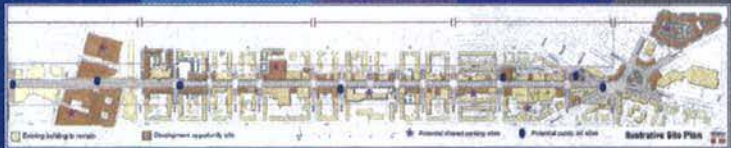
<i>Improve transit connectivity and the pedestrian environment</i>	<i>Generate new and rehab housing opportunities</i>	<i>Enhance and diversify neighborhood-serving retail</i>	<i>Build on and expand cultural assets</i>	<i>Create a dynamic and distinct destination</i>
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REVITALIZATION PLAN

The Hub	Urban Living	The Shops	Arts & Entertainment District	Arboretum Place
North Capitol St to 2 nd St NE	2 nd St NE to 7 th St NE	7 th St NE to 12 th St NE	12 th St NE to Bladensburg Rd	Bladensburg Rd to 17 th St NE



Regional center of major transportation modes; Downtown-East End employment and retail with H Street addresses	Architecturally distinctive, 4 to 8 story buildings for a mixed income community that highly values being within walking distance of transit, quality goods & services and work	Inviting and unique neighborhood goods and services in a mix of successfully preserved existing buildings and sensitively-infilled new buildings	Eclectic restaurants, cafes, bookstores, galleries, artist workshops, boutiques, live music, etc. centered around the successful H Street Playhouse and the Atlas PAC	Vibrant mixed income residential and regional retail center beyond more pedestrian-friendly crossings at the "spider" streets
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Concerns and Responses



- Height Issues
- Affordable Housing
- Transfer of Development Rights
- PUDs
- New FAR Restrictions and Incentives
- Rezoning of Lot 860, Square 858 (Murray's parking lot)

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Plan Implementation - Zoning Strategy

H Street NE Neighborhood Commercial Overlay Zone



ZONING

- C-1
- C-2A
- C-2B
- C-2C
- C-3A
- C-3B
- C-3C
- CR
- General Employment Areas (GEA)

Three sub-districts tailored to support plan implementation

- Housing sub-district adds density for housing, limits retail
- Retail sub-district expands retail opportunity
- Arts sub-district provides bonuses for art and entertainment-related uses

General overlay promotes neighborhood objectives

- Establishment of common design standards and guidelines
- Review of larger projects that affect corridor character
- Incentives for reuse of existing buildings
- Special Exception relief to provisions of overlay

March 2018

