

Opportunities include:

- Underutilized properties at Rhode Island and Florida Avenues NW, including the UPO site, post office site, and gas stations
- Underutilized small commercial property bounded by New Jersey Avenue, Q, 4th, and Franklin Streets NW
- Underutilized property at 326 T Street NW, Mary Church Terrell House
- Vacant site at the corner of Rhode Island Avenue and 3rd St NE
- Vacant site at the corner of Randolph Place and 3rd Street NE
- Vacant sites along North Capitol Street NW at Bates Street and Hanover Place
- New York Pizza site at the intersection of North Capitol Street, Florida Avenue NE and Q Street NE
- Vacant site at the corner of Lincoln Road and Randolph Place NE
- Vacant parcel between Hanover and O Street NW, along the west side of North Capitol Street
- Vacant parcel at the NE corner First & O Street
- Vacant parcel on the west side of Kirby Street at the intersection of New York Avenue (former DC Public Library kiosk site)

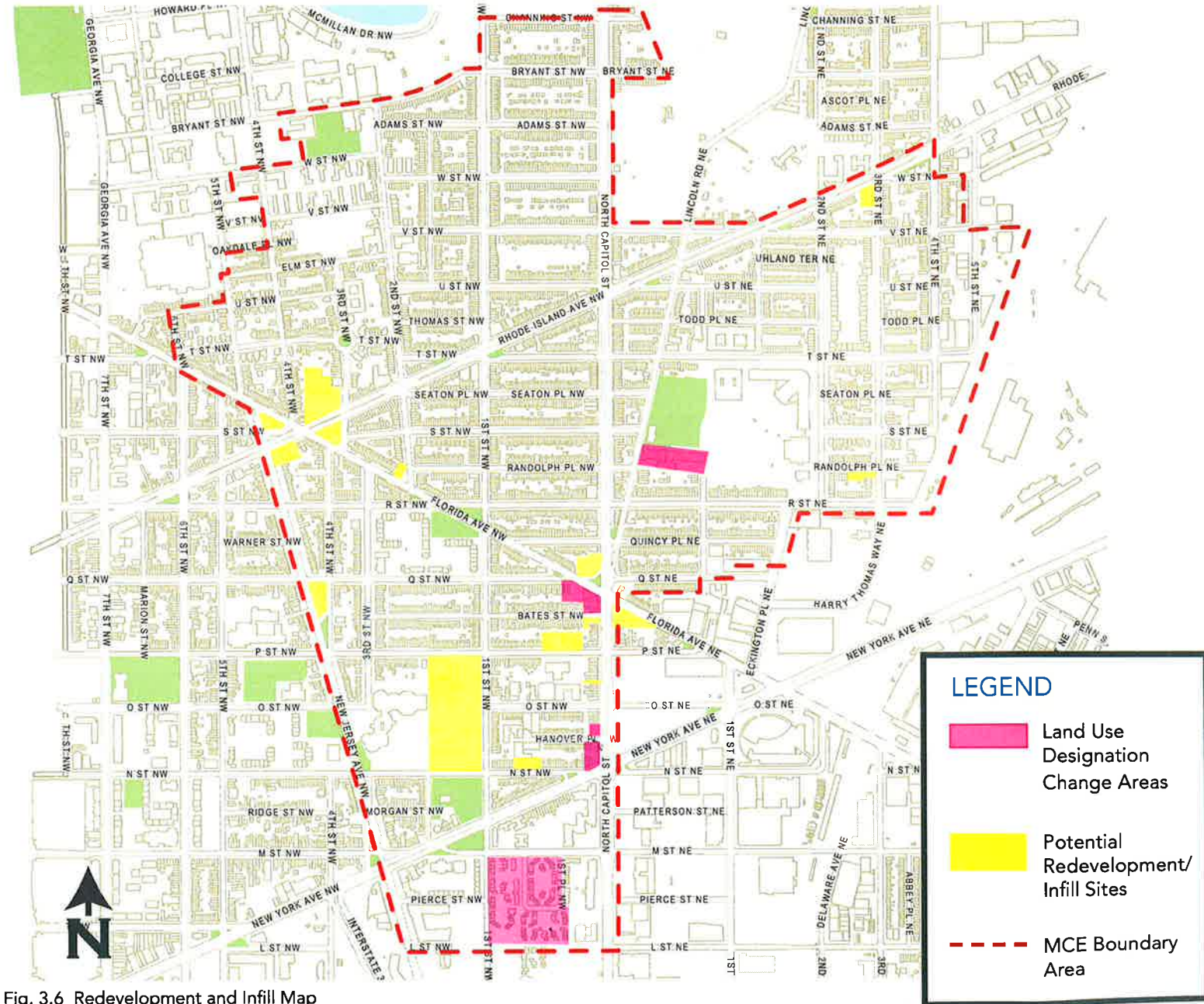


Fig. 3.6 Redevelopment and Infill Map



Sursum Corda Co-operative

GOAL #3: Support the redevelopment of Sursum Corda

MCE 3.9 - Change the future land use designation of Sursum Corda from moderate density residential and low density commercial to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and should meet the following criteria and encourage the development of a mixed-income neighborhood through:

- The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60%. *BE1.1, BE2.5
- The addition of market rate units that will represent at least 66% of the total units developed on site.
- Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW.
- Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
- Include sustainable development components such as green/park space and other community amenities. * BE 3.1, EN1.3, NA 2.1, NA 2.2, NA2.4, N 3.5, WS2.3, WT 2.1, WT 2.2

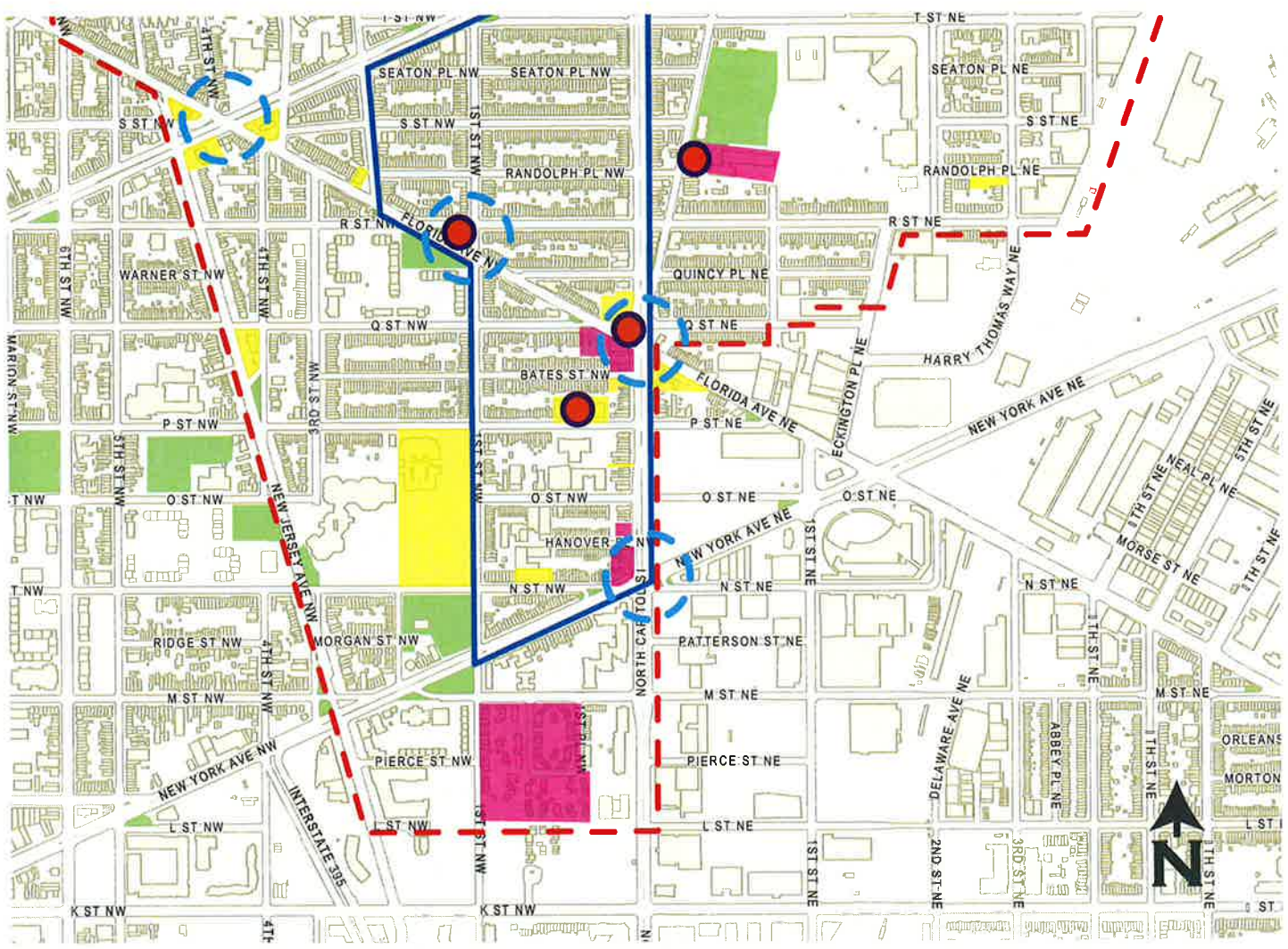


Fig. 4.3 Bates/Truxton Circle and Hanover Revitalization Map

LEGEND					
	Potential Gateways		North Capitol Main Street Boundary		Potential Redevelopment/Infill Sites
	Neighborhood		Land Use Designation Change Areas		MCE Boundary Area

- Pursue a future land use designation change for North Capitol Street, at the intersections of North Capitol Street and New York Avenue and at North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate/medium density mixed use to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment. **See Fig. 4.3.**
- Infill vacant parcels and redevelop underutilized parcels in Bates/Truxton Circle and Hanover. **See Fig. 4.3**
- Vacant and underutilized properties at the intersection of Florida Avenue and North Capitol Street should incorporate ground floor commercial uses with entrances facing North Capitol Street.
- Include affordable units in future residential development.

NEIGHBORHOOD PLACEMAKING AND PUBLIC REALM

- Maintain existing and plant additional street trees throughout Bates/Truxton Circle and Hanover where needed.
- Identify Bates/Truxton Circle and Hanover neighborhood groups and civic associations interested in developing strategies for maintaining streetscape and sidewalk cleanliness.
- Identify and restore sidewalks needing repair in Bates/Truxton Circle and Hanover.
- Improve neighborhood alley and pedestrian lighting throughout Bates/Truxton Circle and Hanover.

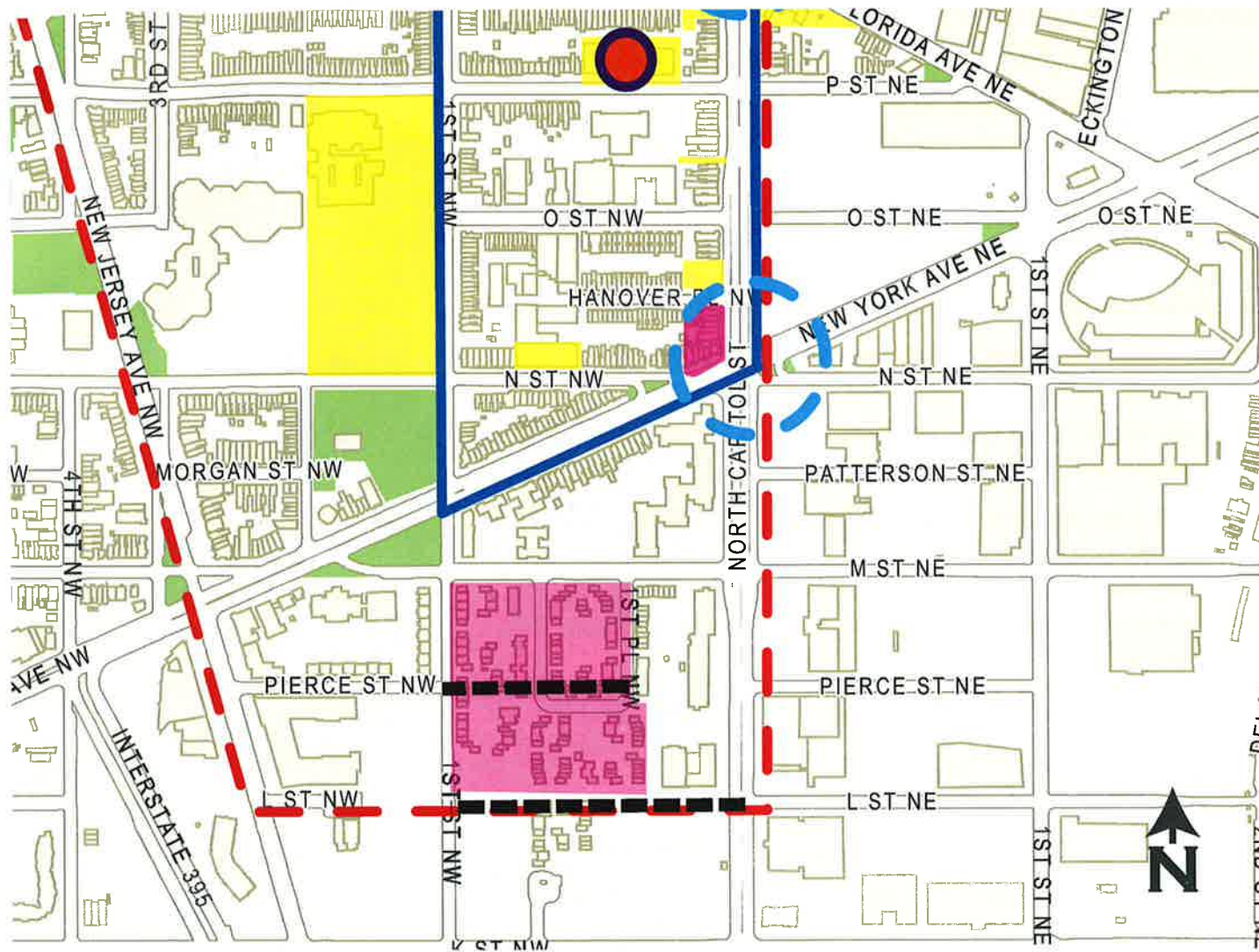


Fig. 4.12 Sursum Corda Revitalization Opportunity Map



neighborhoods can promote the sites and establish a historic context for the neighborhood. **Fig. 4.11** shows existing and potential historic landmarks.

COMMERCIAL REVITALIZATION, REDEVELOPMENT

- Change the future land use designation of Sursum Corda from moderate density residential to high density residential and medium density commercial. Development under the new land use designation should be achieved through a Planned Unit Development and encourage the development of a mixed-income neighborhood through:
 - The provision of 199 affordable units within the project at varying levels and types of subsidies not to exceed 60% AMI (*BE1.1, BE2.5); and
 - The addition of market rate units that will represent at least 66 percent of the total units developed on site.
 - Reflect the height and scale of existing neighborhood developments, including the recently constructed SeVerna. Development on the Sursum Corda site should step down towards First Street NW and towards the Mt. Airy Baptist Church, and step up towards North Capitol Street NW.
 - Extend the street grid, including L Street NW from First Street NW to North Capitol Street, NW and Pierce Streets NW between First Street NW and First Place NW.
 - Include sustainable development components such as green/park space and other community amenities. **See Fig. 4.12.**