



Hillcrest

Policies and Actions

FNS-1 General Policies

FNS-1.1 Guiding Growth and Neighborhood Conservation ¹⁷⁰⁸

The following general policies and actions should guide growth and neighborhood conservation decisions in Far Northeast and Southeast. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. ^{1708.1}

Policy FNS-1.1.1: Conservation of Low Density Neighborhoods

Recognize the value and importance of Far Northeast and Southeast’s stable single family neighborhoods to the character of the local community and to the entire District of Columbia. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and protect the existing low density land use pattern while allowing for infill development that is compatible with neighborhood character. ^{1708.2}

Policy FNS-1.1.2: Development of New Housing

Encourage new housing for area residents on vacant lots and around Metro stations within the community, and on underutilized commercial sites along the area’s major avenues. Strongly encourage the rehabilitation and renovation of existing housing in Far Northeast and Southeast, taking steps to ensure that the housing remains affordable for current and future residents. ^{1708.3}

Policy FNS-1.1.3: Directing Growth

Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, at the Skyland Shopping Center, and along the Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE “Great Streets” corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places. ^{1708.4}

Policy FNS-1.1.4: Retail Development

Support the revitalization of the neighborhood commercial areas listed in Policy FNS-1.1.3 with new businesses and activities that provide needed retail services to the adjacent neighborhoods and that are compatible with surrounding land uses. ^{1708.5}

Policy FNS-1.1.5: Prince George’s County

Work closely with Prince George’s County and the Maryland National Capital Park and Planning Commission to guide the development of land along the Maryland/District line, especially around the Capitol Heights and Southern Avenue Metro stations. Safe pedestrian access to these stations should be provided. Given the proximity of the Naylor Road station to the District line (about 1000 feet), collaborative transit-oriented development planning around this station is also encouraged. ^{1708.6}



Fairlawn

Policy FNS-1.1.6: Residential Rehabilitation

Encourage the rehabilitation of single family homes in the Fairlawn and Twining neighborhoods, and the renovation of vacant deteriorating apartment units, especially in Marshall Heights, Lincoln Heights, Northeast Boundary, Greenway, Randle Highlands (south of Pennsylvania Avenue SE), and along 29th Street between Erie and Denver Streets. ^{1708.7}

Policy FNS-1.1.7: Row House Neighborhoods

In the Fairlawn and Twining neighborhoods, encourage infill housing constructed in the architectural style and materials compatible with the brick row houses and semi-detached homes that predominate in these areas. New development in these neighborhoods should be consistent with prevailing densities. ^{1708.8}

Policy FNS-1.1.8: Buffering

Improve the interface between the I-295 Freeway/rail corridor and adjacent residential uses, especially in the Fairlawn, Greenway, and Twining neighborhoods. These improvements should protect the neighborhoods from noise, odor, vibration, and other freeway impacts while also providing a more positive visual impression of the community from the highway itself. ^{1708.9}

Policy FNS-1.1.9: Congestion Management

Re-examine traffic control and management programs along major Far Northeast and Southeast arterial streets, particularly along Pennsylvania and Minnesota Avenues, East Capitol Street, Benning Road, Branch Avenue, and Naylor Road, and develop measures to improve pedestrian safety and mitigate the effects of increased local and regional traffic on residential streets. ^{1708.10}

Policy FNS-1.1.10: Transit Improvements

Improve bus service to the Metrorail stations from neighborhoods throughout Far Northeast and Southeast, particularly in the southern part of the Planning Area. ^{1708.11}

Policy FNS-1.1.11: Anacostia Light Rail

Coordinate land use and transportation decisions along the alignment of the proposed light rail line on the former CSX railroad tracks, making the

most of the opportunities for new transit-served development along the Minnesota Avenue corridor at Pennsylvania Avenue, Benning Road, East Capitol Street, and points in between. 1708.12

Action FNS-1.1.A: Façade Improvements

Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road, Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas. 1708.13

Action FNS-1.1.B: Expansion of NCR Program

Expand the Neighborhood Commercial Revitalization Program operated by the Marshall Heights Community Development Organization (MHCDO) to include additional neighborhood commercial areas in Far Northeast and Southeast. 1708.14

Action FNS-1.1.C: Joint Planning Agreement with Prince George’s County

Develop a joint planning agreement with the Maryland National Capital Park and Planning Commission/Prince George’s County to coordinate the mutual review of projects and area plans on both sides of the District/Maryland line. 1708.15

Action FNS-1.1.D: Kenilworth Avenue Transportation Study

Implement the recommendations of the Kenilworth Avenue transportation study to better manage truck traffic and to separate local traffic from through-traffic on neighborhood streets. 1708.16

FNS-1.2 Conserving and Enhancing Community Resources 1709

Policy FNS-1.2.1: Watts Branch and Pope Branch

Conserve and improve Watts Branch and Pope Branch as safe, healthy natural resource areas. Undertake capital improvements to acquire land, improve trails, provide recreational features, and restore water quality and natural habitat. Promote District maintenance, enforcement, and community stewardship projects to keep the streambed and parklands clean, reduce crime and illegal dumping, and ensure that the parks remain resources that the whole community can enjoy. 1709.1

Policy FNS-1.2.2: Connecting To the River

Link the neighborhoods of Far Northeast and Southeast to the Anacostia River through trail, path, transit, and road improvements. Provide new amenities and facilities in the waterfront parks that meet the needs of Far Northeast and Southeast residents. 1709.2