



BUILDING

Current Trends and Future Outlook

Despite a national recession, a strong District real estate market has been driving a wave of change throughout the city for the past five years. The downtown, or Center City, is the District's economic engine and it is expanding to accommodate new residents, businesses, and institutions.

Market pressure is spreading east of the River to Ward 8. Residents and businesses are feeling the impact, both positive and negative. Managing this growth is necessary to ensure development benefits all residents - newly arrived and longstanding alike. It is critical that new development is linked to an economic development strategy that considers projects not just as real estate opportunities, but also as opportunities to uplift communities.

Key questions facing the Ward are:

- 1 What mechanisms can the public sector, the private sector, and the community use to ensure that changes benefit residents?
- 2 How is each project linked to the next so that there is an overall vision for the future?
- 3 What can the public sector, the private sector, and the community do to offset the potential challenges that come with growth?
- 4 How are we measuring, tracking and communicating progress?



What We've Heard

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Community Involvement in Planning Efforts. Source: DCOP



Challenges and Opportunities Facing Ward 8 Include:

- An improved educational system, job and vocational training system, and social service safety net are essential to the area's future;
- Greater investment in schools, libraries, child care centers, recreation centers, parks, and health clinics provides an important start toward improved public safety;
- Desire for more housing suitable for families and young homeowners balanced with the need for affordable housing preservation;
- Concerns about housing quality, vacant property, and the potential for rising housing costs (including taxes, utilities, maintenance etc);
- More retail services needed in the community, especially basic services, general merchandise stores, and sit-down restaurants;
- Traffic congestion, much of it caused by non-resident commuters, and the need for expanded transit services for the significant number of residents who do not own cars; and
- Increased environmental stewardship, access to green areas and the waterfront, and sustainable development practices.

The Big Picture of What's Been Done

Over the past decade the District and the private sector have made a diverse set of investments in the Ward's physical assets - public facilities, housing stock, commercial areas, and transportation systems.

There has also been a comparable investment in critical human capital services and needs such as workforce development, temporary assistance to needy families, food stamps, education, etc.

These investments have been strategically guided by some form of planning driven by community participation. Despite the large volume of planning in the Ward, implementation of many of those plans is moving forward. For example, 77% (or 17 out of 22) of recommendations in the 2006 Comprehensive Plan have been completed or are underway in the Ward.

FY 2012 to FY 2017 Capital Improvement Projects in Ward 8

1 17 School Modernization Projects, including Ballou Senior High School and 13 Elementary Schools—**\$296,965,000**

2 New Barry Farm Recreation Center—**\$6,000,000**

3 Improvements to Local Streets—**\$4,152,000**



Henson Ridge Row Homes. Source: DCOP

HOUSING

Southview Apartments; Parkside Terrace Apartments; Villages at Chesapeake; St. Paul Senior Living; Henson Ridge; Sheridan Station; Sayles Place; Archer Park; Historic Homeowner Grants; Single Family Rehab Grants; Housing Counseling; Foreclosure Prevention



The Grays of Pennsylvania Ave. Source: Washington DC Economic Partnership

COMMERCIAL & MIXED USE DEVELOPMENT

Camp Simms; The Grays of Pennsylvania Ave; Honfleur Gallery; Congress Heights Main Streets Storefront Improvement Program



Anacostia Streetscape. Source: DCOP

TRANSPORTATION & INFRASTRUCTURE INVESTMENTS

Bellevue/South Capital Street Streetscape; 11th Street Bridge Project; Logan Park Streetscape; Capital Bikeshare; DCWater Combined Sewer Project; DCNET Community Access Network



The ARC. Source: DCOP

COMMUNITY FACILITIES & GOVERNMENT OFFICES

Washington Highlands Neighborhood Library; Anacostia Recreation Center; Fort Stanton Recreation Center; Bald Eagle Recreation Center; THE ARC



Savoy Elementary School. Source: DCOP

EDUCATION & WORK-FORCE DEVELOPMENT

Savoy Elementary School; Birney Elementary School; Patterson Elementary School; Community College DC PR Harris Campus; Blank Space; Salvation Army; The Hive incubator

In various community discussions over the past several years, community residents have asked – how does all of this development fit together? How do we know how each project builds upon the next to create the type of ward we want?

In preparation for the Summit, the District compiled Mayor Vincent Gray's priorities with the outcomes from plans that residents developed over the past few years. What emerges is a set of principles that can be used to guide new physical development and growth in the years to come. This is not a description of each development project, rather a guide for

how each project can relate to the other to accomplish ward-wide objectives that are consistent with past plans.

The principles below speak strictly to physical development; the other key ingredients to a successful Ward 8 will be addressed in themes elsewhere in the day.

Five Principles to Guide New Physical Development and Growth in Ward 8

1 Preserve and enhance existing neighborhoods

Why? Because preserving existing single family neighborhoods ensures diversity of housing types, accommodates larger household sizes, and preserves the historic character of many neighborhoods; Because preserving multi-family housing is essential to balancing growth and offering a variety of housing choices.

Where? Historic Anacostia; Hillsdale; Fairlawn; Ft. Stanton; Woodland; Shipley; Knox Hill; Congress Heights; Washington Highlands; Bellevue; and other smaller locations within these neighborhoods.

Source - Comprehensive Plan (2006); Bellevue Plan (2010)

2 Target new development to vacant sites

Why? Because these sites are vacant and unpopulated; their reuse will bring amenities desired by current residents and tax revenues to the District to support critical services.

Where? Metro stations; Saint Elizabeths East; Poplar Point; vacant sites along commercial corridors such as Martin Luther King, Jr.; South Capitol Street; and Good Hope Road.

Source - Mayor Gray's Priorities: Fiscal Stability, Jobs and Economic Development; Comprehensive Plan (2006); Great Streets Program (2006-2009); Saint Elizabeths East Redevelopment Framework Plan (2008); Poplar Point Environmental Impact Statement (ongoing)

3 Develop regional centers for employment and business

Why? Because developing these sites as opportunity centers will position Ward 8 as an economic engine for the city; and create future job opportunities, businesses, and retail options for residents.

Where? Saint Elizabeths East; Poplar Point

Source - Mayor Gray's Priorities: Fiscal Stability, Jobs and Economic Development; Comprehensive Plan (2006); Saint Elizabeths East Redevelopment Framework Plan (2008); Poplar Point Environmental Impact Statement (ongoing)

4 Increase density at key sites

Why? Because additional residential density is needed in Ward 8 to attract and support the type of retail and a diverse range of housing choices that has been desired by residents.

Where? Metro stations; Martin Luther King, Jr. Ave. Gateway; W Street; Martin Luther King, Jr. Ave (Malcom X to Alabama Ave.); South Capitol Street/Atlantic; South Capitol Street Gateway; Saint Elizabeths East; Poplar Point; and Barry Farm.

Source - Mayor Gray's Priorities: Fiscal Stability, Jobs and Economic Development; Anacostia Transit Area Plan (2004); Comprehensive Plan (2006); Barry Farm Plan (2006); Great Streets Program (2006-2009); Saint Elizabeths East Redevelopment Framework Plan (2008); Bellevue Plan (2010); Poplar Point Environmental Impact Statement (ongoing)

5 Link investments in places to investments in people

Why? Because investments in the well-being and quality of life of our residents, new and existing, is our ultimate priority. Because the opportunity for community benefits from major real estate projects is a critical piece for our success.

Where? Ward Wide

Source - Mayor Gray's Priorities: Fiscal Stability, Jobs and Economic Development; Comprehensive Plan (2006); Saint Elizabeths East Redevelopment Framework Plan (2008); Poplar Point Environmental Impact Statement (ongoing)