

Dear Office of Planning (OP),

My name is {YOUR NAME}, and I am a resident of Ward 7. I am writing this email today to provide you with additional comments for the Comprehensive Plan (Comp Plan).

I understand that during this review period, OP will weigh comments from the Advisory Neighborhood Commissions more heavily than the general, but I still felt it was important that I made my voice heard during this process. Below, I have provided you with the citation/tracking number for each item that I am submitting a comment. In the cases where there isn't a tracking number, I used general headers to identify the topical area and provide a suggestion as to the best location any new language may be inserted into the Comp Plan. Additionally, I used the green color font to indicate new/revised language.

In Service,

{YOUR NAME}

Comp Plan Comments

Citation/Tracking#	Proposed Amendment/Comment
1702.4	Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Central Avenue SE, H Street SE, and Benning Road (NE and SE). The area's largest commercial centers are located near Minnesota Avenue and Benning Road, and at Skyland on Naylor Road. A small industrial area is located in the northwest corner of the area, parallel to the railroad and Kenilworth Avenue. Industrial uses, including the Pepco Benning Road Service Center, are also located north of Benning Road. Together, commercial and industrial uses represent just three percent of the Far Northeast and Southeast's land area.
1705.1	Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the Districtwide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.
1708.13	Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE,

	<p>Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.</p>
1708.14	<p>Action FNS-1.1.B: Restart the Neighborhood Commercial Revitalization Program</p> <p>Revive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.</p>
1708.2	<p>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 preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character</p>
1708.4	<p>Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along 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.</p>
1709.3	<p>Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, new and improved trails, and public transit service. Expand outdoor recreational activities and community events to meet community needs better.</p>
1709.6	<p>Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery, Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burrville, and Marshall Heights neighborhoods. Identify and increase awareness of other places of potential significance and consider appropriate preservation. Increase public awareness of these historic assets by incorporating the community's recommendations as part of the process.</p>
1715.1	<p>The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the</p>

	<p>crack epidemic, and property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.</p>
1715.2	<p>Several developments have recently been completed or are in the pipeline. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. Retail center improvements, including those at Benning Road and H Street SE; Southern and Central Avenues SE; and Benning Road between F and G Streets SE, should also be pursued to enhance existing businesses and add needed services to the surrounding underserved communities.</p>
1715.3	<p>Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.</p>
1715.4	<p>Action FNS-2.5.A: Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the Eastgate Gardens, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.</p>
1715.5	<p>Action FNS-2.5.B: Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.</p>
1715.5 (NEW)	<p>Action FNS-2.5.C: Repurpose the Fletcher-Johnson Campus</p> <p>Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of</p>

	<p>local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities.</p> <p>Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011.</p> <p>DME previously released an RFO and evaluated offers for the school in 2014; however no award was made. During this time, the Marshall Heights community expressed their desire for the Fletcher-Johnson site to be redeveloped into a mixed-use center hosting amenities similar to those of Capitol Hill's Hines School redevelopment. Prior to restarting the RFO process in 2017, DME confirmed that DGS could not immediately identify other government use for Fletcher-Johnson in the near-term. DGS officially identified the property as surplus in 2019, making it available for disposition by DMPED.</p> <p>The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.</p>
NEW (Future Land Use Map)	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of the former George Washington Carver apartments; the area between East Capitol Street SE, 47th Street, and 49th Street SE to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 2006	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of 4650 Benning Road, SE / Fletcher-Johnson Middle School Campus to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 9816	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of Benning Rd SE between 46th St SE and A St SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 9979	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of C St SE, 49th St SE, 46th St SE, and eastern side of Benning Rd SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Generalized Policy Map	Add a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."

Generalized Policy Map	Add a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor
NEW (1713)	Action X: Capitol View/Capitol Gateway Small Area Plan Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, the area's commercial districts, and the surrounding residential community.
NEW (1715)	Action X: Former George Washington Carver Land Area Develop the former George Washington Carver Apartments land area as a mixed-use development with medium density commercial and residential uses. The redeveloped site should contain a combination of senior, subsidized, and market-rate housing units, as well as retail uses and a community arts space.
NEW (1715)	Policy X: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless, individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.
NEW (1715)	Action X: Marshall Heights/Benning Ridge Market Study Complete market studies of Benning Road, Southern Ave, East Capitol Street, and Texas Avenue to assess unmet retail market demand, evaluate strategies for retaining local retailers. Identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail. Cluster retail uses at transit and activity nodes.
NEW (1715)	Policy X: Using Available Public Land for Community Art Space To allow the community to use any undeveloped green space or undeveloped parkland for a community art space.
NEW (1715)	Action X: Complete and Safe Street Design Repair and add sidewalks where gaps exist to ensure that every street in Marshall Heights has ADA compliant sidewalks. As right-of-way allows, add street trees and native understory vegetation between the roadway and the sidewalk. At intersections, crosswalks with curb extensions for safer multimodal travel in accordance with DC's Vision Zero plan. As new development and redevelopment occur, consolidate driveway curb-cuts and encourage the development of alley accessed rear parking to minimize new curb-cuts.
NEW (1715)	Policy X: Marshall Heights Land Use Ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework.
NEW (1715)	Action X: Marshall Heights/Benning Ridge Small Area Plan Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, Fletcher-Johnson site, the former George Washington Carver Apartments site, the East Capitol Street, Central Avenue and Benning Road SE commercial districts, and the surrounding residential community.
New (1715)	Policy X: Ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is

	<p>modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.</p>
<p>New (1715)</p>	<p>Action X: The Modernization and Continued Improvements of Marshall Heights/Benning Ridge Schools Continued improvements to C.W. Harris Elementary School and the modernization of JC Nalle and Plummer Elementary schools are an important part of revitalizing the Marshall Heights/Benning Ridge community. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.</p>