

Comprehensive Plan Far Southeast and Southwest Area Element

October 2019

Draft Amendments

~~DELETIONS~~
ADDITIONS

CITATION HEADING

CITATION Narrative Text. Citation

NEW New text, policy, or action.

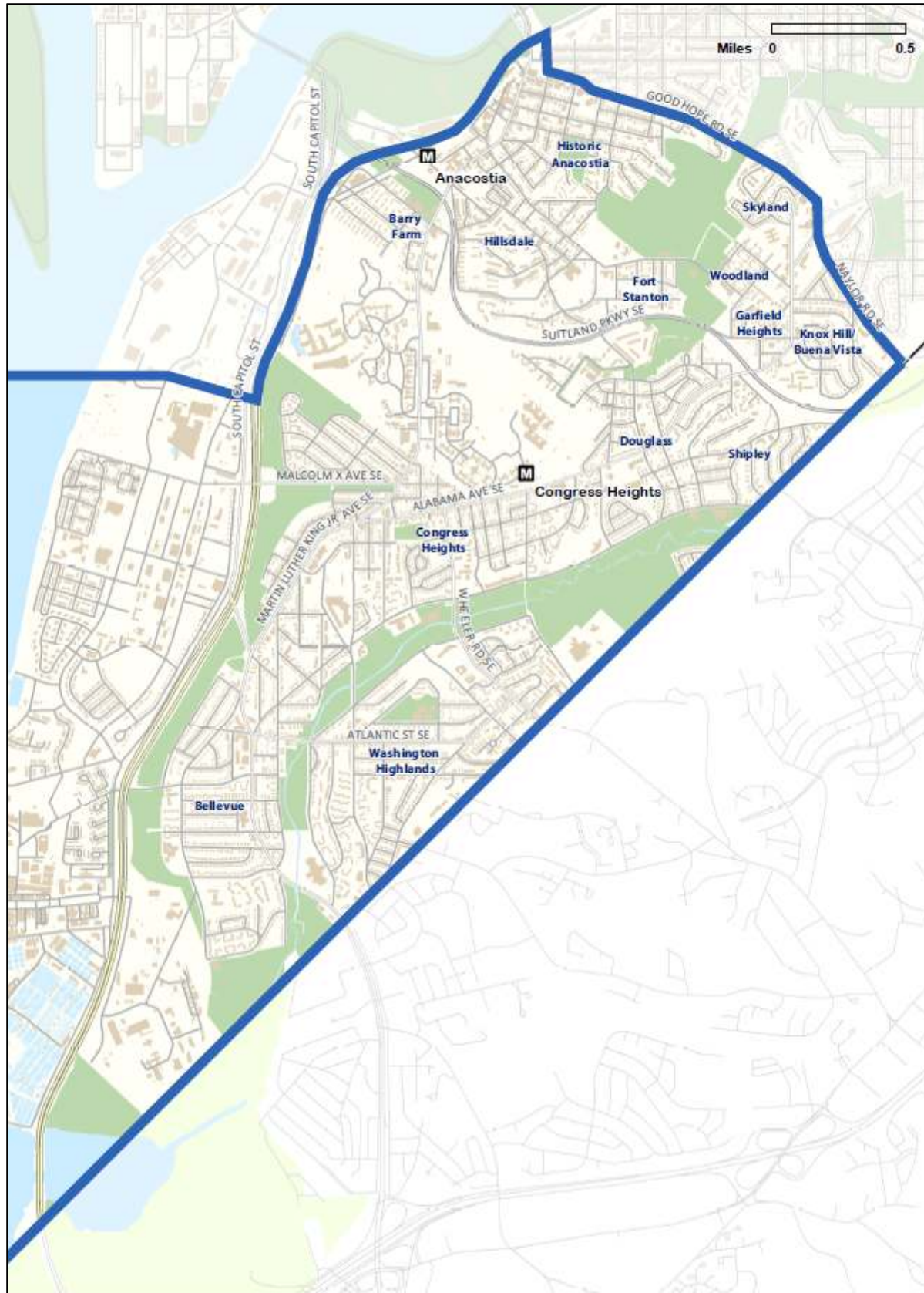
CITATION *Policy Element Abbreviation-Section Number.Policy Number: Policy Name*

CITATION *Action Element Abbreviation-Section Number.Action Letter: Action Name*

Completed Action Text (at end of action and before citation): Completed – See Implementation Element.

1800 OVERVIEW 1800

1800.1 The Far Southeast/Southwest Planning Area encompasses 10.1 square miles east of the Anacostia Freeway and south of Good Hope Road/Naylor Road. The Planning Area includes neighborhoods such as Historic Anacostia, Congress Heights, Hillside, Woodland, Fort Stanton, Barry Farm, Bellevue, Washington Highlands, Douglas/Shipleigh Terrace, Garfield Heights, and Knox Hill/Buena Vista. Most of this area has historically been Ward 8, but prior to redistricting in 2002, the northern portion was in Ward 6. Planning Area boundaries are shown in the Map to the left.
1800.1



- 1800.2 Far Southeast/Southwest is a community of surprising contrasts. It includes the 19th century row houses of Historic Anacostia as well as brand new communities like Henson Ridge and Wheeler Creek. Its housing ranges from single family homes in neighborhoods like Congress Heights, to garden apartments in neighborhoods like Washington Highlands and Fort Stanton, to high-rise apartments such as ~~the Wyngates~~ the Vista at Wingate and ~~Faireliff Plaza~~ Capitol Plaza II. 1800.2
- 1800.3 It is home to ~~two National Historic Landmarks—Anacostia Historic District and Frederick Douglass National Historic Site~~ : seven designated historic landmarks and districts. A “designated” landmark means the property is listed on the DC Inventory of Historic Sites and on the National Register of Historic Places. The Historic Preservation Review Board is the mayoral-appointed commission that designates DC landmarks and historic districts, while the National Register is administered by the National Park Service and lends a federal level of protection to historic sites. The Frederick Douglass House was the residence of abolitionist champion Frederick Douglass at Cedar Hill, and the St. Elizabeths Hospital Campus, on which sits one of the country’s most renowned institutions for the treatment of mental illness for more than 150 years. Its commercial areas range from a brand-new shopping center under construction at Camp Simms to more traditional neighborhood centers along Martin Luther King Jr. Avenue, Good Hope Road, and South Capitol Street. The planning area also includes open spaces and natural areas like Oxon Run and Oxon Cove. 1800.3
- 1800.4 Anacostia and the surrounding Far Southeast/Southwest neighborhoods that surround it have stayed strong through difficult times. Many middle-class residents left the area in the 1970’s, 80’s and 90’s, affecting the stability of the area’s neighborhoods. Between ~~1990~~2000 Census and ~~2000–2013–2017 American Census Survey (ACS)~~population in this Planning Area ~~declined~~increased by ~~nine~~ 16.3 percent and the poverty rate ~~increased~~declined from ~~28–38~~ percent to ~~38–37~~ percent. The crime rate and unemployment rate remain chronically high and are well above the city and regional average. The average resident must go outside their neighborhood to shop, enjoy a restaurant, and even find basic services like groceries. 1800.4
- 1800.5 Today, the priorities laid out in 2006 are still relevant ~~clear~~: safer streets, better schools, more jobs, and improved housing choices. The Comprehensive Plan reflects these priorities in its policies and maps. Poverty, unemployment, illiteracy, crime, and other social issues must be addressed to improve the quality of life for residents in the Far Southeast/Southwest neighborhoods. While the Planning Area has experienced a significant amount of public and private investment over the last decade, there are still social equity gaps in the District that need to be addressed to ensure the benefits of the District’s economic and population resurgence are broadly shared. For revitalization to truly succeed, all residents must be given opportunities to advance. 1800.5

NEW These priorities have been reinforced by additional planning efforts such as the CHASE Action Agenda. The Congress Heights, Anacostia, and Saint Elizabeths area—called collectively “CHASE” -- is expected to see new housing, major redevelopment projects, jobs and transportation infrastructure investments in the next five to ten years. The CHASE Action Agenda takes steps to ensure that these changes bring meaningful economic opportunity to Ward 8 and its residents and businesses. It builds on unique assets in the area, such as historic neighborhood districts, new jobs at Saint Elizabeths (East and West campuses) and increased transportation options, and it prioritizes ways to develop community resources.

1800.6 The area’s social and economic needs affect its physical environment in many ways. They translate to a need for more facilities for vocational training and job placement like the American Job Center located on Martin Luther King Jr. Avenue and the Infrastructure Academy on Pomeroy Road, SE. ~~One-Stop Career Center on South Capitol Street.~~ Many government and non-profit efforts have focused on employment, including workforce programs to prepare residents for opportunities that come with new development, such as construction jobs at Saint Elizabeths campus or jobs with new commercial and institutional tenants.

~~Community priorities mean that aging neighborhood schools like Savoy and Turner must be rebuilt; that aging libraries like the Washington Highlands Branch must be modernized; and that new recreation centers and cultural centers like Bald Eagle and the ARC are provided to create positive alternatives for at-risk youth and others. New opportunities for local entrepreneurs also are needed—providing a chance to start a business, hire local residents, and provide needed services to the community.~~ 1800.6

1800.7 The strength of the District’s real estate market is already bringing a wave of change to the Far Southeast/Southwest. Thousands of affordable housing units have been constructed or rehabilitated since 2000. The HOPE VI projects have created many first-time homeowners, including former public housing residents. Projects such as Monterrey Park, Livingston Apartments, Danbury Station, Royal Court and Congress Park are just a few examples of the improved housing choices in the area. ~~The first new shopping center in over a decade is under construction—and after two decades of waiting, the community will finally have a full-service modern supermarket.~~ 1800.7

1800.8 Investment in public facilities has been a catalyst for housing development in the area. To highlight just a sampling, Bald Eagle Recreation Center received major upgrades in 2011. Fort Greble Recreation Center is being transformed into a state of the art “green” net zero facility just as the new Ballou High School was in 2015. Fort Stanton Recreation Center is the first LEED Silver Building in Ward 8, and the former Ron Brown Middle School was transformed with the creation of the Ron Brown College Preparatory High School. ~~and Fort Greble~~

~~Recreation Center have received major upgrades in the last two years. The new Patterson Elementary School has opened, and several more schools are slated for major renovation or new construction. A new Senior Wellness Center opened in Congress Heights in 2002.~~ 1800.8

NEW

Additionally, portions of the Planning Area have also been identified as a priority area for resilience planning given their vulnerabilities to climate change and flood risk as identified in the Climate Ready DC Plan published in 2016. In particular, the areas near the Potomac River are at increased risk and contain some significant public infrastructure facilities, like Blue Plains, and flooding as well as precautionary efforts to advance resilience would also affect nearby communities.

1800.9 The future of the Far Southeast/Southwest depends on active community engagement. The continued involvement of groups like ~~the East of the River Community Development Corporation,~~ Local Initiatives Support Corporation, Anacostia Economic Development Corporation, Far SW/SE Community Development Corporation, the United Planning Organization, and the Far SE Family Strengthening Collaborative can help revitalize the community. Moreover, groups such as the Congress Heights and Fort Stanton Civic Associations, the Frederick Douglass Community Improvement Council, the Anacostia Coordinating Council, ~~and~~ the Ward 8 Business Council, and emerging groups such as the Anacostia BID and Building Bridges Across the River provide a community resource and are an important voice in neighborhood and citywide affairs. 1800.9

1801 **History 1801**

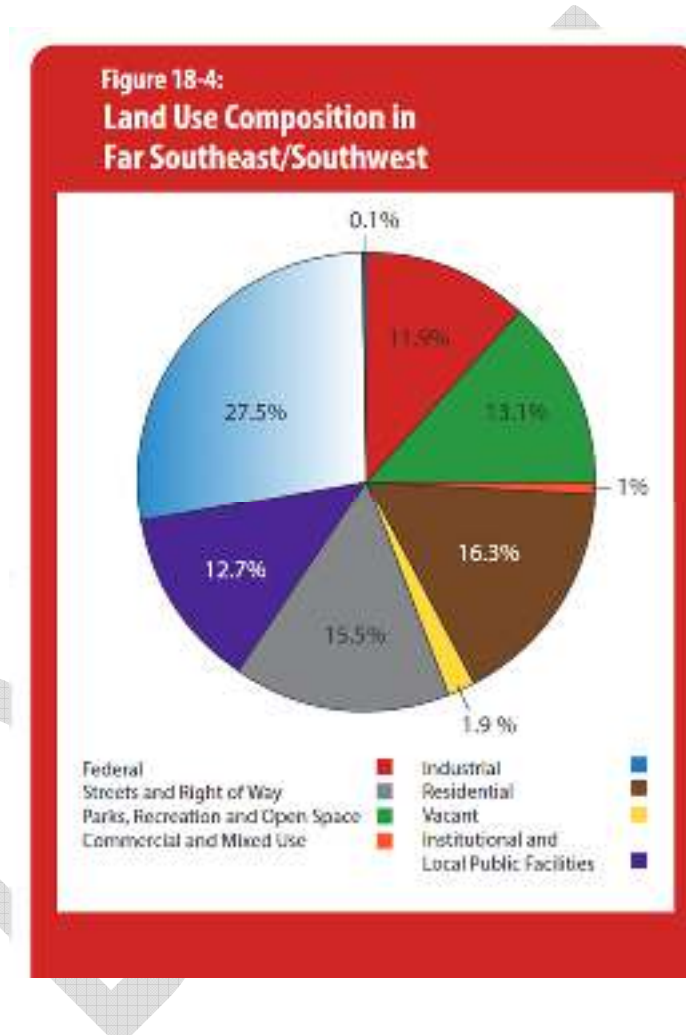
1801.2 In 1662, the first land grant in the Washington area was made to George Thompson on land along the east bank of the Potomac River, extending from Blue Plains to what is now the St. Elizabeths Campus. The land was farmed as a tobacco plantation until 1862. In 1863, a portion of the tract was leased by the government as an army post called Camp Stoneman. The post became a resort after the Civil War until it burned down in 1888. Other late 19th century uses in the Far Southeast/Southwest included a race course, a one-room schoolhouse on what is now Congress Heights School, and dairy farms. St. Elizabeths Hospital was founded in 1852, growing into the largest federal psychiatric facility in the country by 1940. More than 7,000 residents lived there at its peak. 1801.2

1801.3 Present-day Anacostia was established as Uniontown in 1854 as a bedroom community for Navy Yard workers. The neighborhood was a “whites-only” community until abolitionist Fredrick Douglass purchased his home on Cedar Hill in 1877. Many of the original wood frame and brick homes, along with some of the original commercial structures along Good Hope Road and Martin Luther King Jr Avenue, still remain today and are protected through their designation as a 25-block Historic District. 1801.3

- 1801.4 By the turn of the century, the expanding capital city began to spread east of the Anacostia River. A seawall was constructed to protect the Anacostia shoreline and storm sewers were installed. In 1908, Washington Steel and Ordnance Company—best remembered as “the steel plant”—arrived at the foot of what is now Portland Street. The Army developed an airfield on the still rural land near the shoreline in 1917, with a ferry connection to Hains Point established a year later. The compound would eventually become Bolling Air Force Base and the Naval Air Station. 1801.4
- 1801.5 Large farms still persisted through the 1920s and 30s. ~~In fact, some of this area was still active farmland as recently as 50 years ago and longtime residents recall “moving out to the country” when they first arrived.~~ Winding roads follow the natural contours of the land and reflect the area’s development during a time when great suburban growth was occurring beyond the city limits. The grid and diagonal road system that characterizes much of the rest of Washington was not followed, resulting in a more organic pattern of development. 1801.5
- 1801.6 The Second World War was a period of great change in the Far Southeast/Southwest. The population grew by over 200 percent during the 1940s, as neighborhoods like Bellevue and Washington Highlands were developed. The wartime growth of Bolling Field and the Naval Research Laboratory fueled demand for housing, with thousands of garden apartments constructed. One of the complexes developed during this period was Barry Farm. Once literally a farm, the site was part of a 375-acre tract established in 1867 to provide freed slaves with an opportunity to become homeowners. 1801.6
- 1801.7 After the War, apartments continued to be constructed, only now the arriving residents included many households displaced from urban renewal activities west of the Anacostia River. The influx of new residents was coupled with the closure of wartime industrial uses, such as the Navy armaments factory in Congress Heights. The combined effects of economic and social disruption triggered a long period of economic and population decline which started in the late 1950s and continued for four decades. By 2000, nearly one in six housing units in the Planning Area were vacant and more than one in three residents lived in poverty. 1801.7
- 1802 **Land Use 1802**
- NEW **Statistics on existing land use are estimated from current lot-by-lot property tax data together with additional information on housing units, employment, DC- and Federal land ownership, parks, roads, water bodies, etc. They are not comparable to the statistics included in the 2006 Comprehensive plan, which were based on a much simpler method. Even large differences between the older and newer statistics may reflect differences in the**

modelling approaches used a decade apart and not to actual changes in land use.

- 1802.1 Excluding water, the Far Southeast/Southwest Planning Area comprises ~~4,687~~ **6,481** acres, which represents about ~~12~~ **6.8** percent of the city's land area. Figure 18-4 indicates the land use mix in the area. 1802.1



- 1802.3 A **majority large portion** of the land within the Planning Area—~~amounting to two-thirds of the total—~~ **10 percent**, is publicly owned. Federal properties such as Bolling Air Force Base comprise about ~~23~~ **13** percent of the total, and parks—most of which are also under federal control—comprise ~~16~~ **14** percent of the total. Local public facilities, consisting primarily of Blue Plains, DC Village, and school campuses, make up ~~nine~~ **10** percent. Roads make up ~~20~~ **11** percent of the total area, slightly less than they do in the other nine Planning Areas. 1802.3

- 1802.4 Residential uses make up ~~24~~ **21** percent of the total area, or about ~~1,060~~ **1,057** acres. Of this amount, more than half consists of garden apartments, and about one-quarter consists of row houses and townhomes. Garden apartments predominate in Washington Highlands, Hillsdale, Barry Farm, Fort Stanton, Shipley Terrace, Douglass, and Knox Hill. Only about ~~163~~ **137 acres in the Planning Area consist of single-family detached homes, mostly located in Bellevue and Congress Heights.** 1802.4
- 1802.5 The area has very little commercial and industrial land uses. These uses make up ~~1.5~~ **1** percent of the total area, and consist primarily of a commercial spine extending along Good Hope Road, Martin Luther King Junior Avenue, and South Capitol Street. Good Hope/Martin Luther King form a traditional “Main Street” through Historic Anacostia with many small storefronts and neighborhood businesses. Further south along this spine, there are neighborhood commercial centers at Malcolm X Avenue, Atlantic Avenue, and Southern Avenue. There are scattered small shopping centers and convenience stores elsewhere in the Planning Area. 1802.5
- 1802.6 The Far Southeast/Southwest includes about ~~188~~ **121** acres of vacant land. ~~Although this represents just under four three percent of the Planning Area total. , it represents-~~ **The planning area contains** nearly ~~one-quarter~~ **8 percent** of the vacant land in the entire District of Columbia. Most of this acreage is residentially zoned and is privately owned, suggesting the potential for **continued** ~~much~~ change during the coming years. 1802.6
- 1803 **Demographics 1803**
- 1803.1 Table 18.1 shows basic demographic data for Far Southeast/Southwest. **According to the US Census, American Community Survey (ACS) data from 2017,** ~~2000~~ the Planning Area had a population of ~~64,600~~ **76,047** or ~~11.3~~ **11.0** percent of the city total. The area lost five to 10 percent of its population in each decennial census ~~since 1960~~ **between 1960 and 2000. However, the population increased by about 8,500 people between 2000 and 2015 and is estimated to increase to 112,477 people by 2045.** 1803.1
- ~~Estimates for 2005 indicate a leveling off in this decline over the last five years. Average household size in the Planning Area was 2.74 in 2005, which was substantially higher than the citywide average of 2.12.~~
- ~~The larger household size suggests that there are more children here than elsewhere in the city. In fact, 36 percent of the area’s residents were under 18 in 2000, compared to 20 percent in the city as a whole. 1803.1~~ **As of 2017, 31.6 percent of the area’s residents were under 18, compared to 17.6 percent in the city while only 7.9 percent are over 65, compared to the citywide average of 11.9 percent. Since 2000, the percentage of youth has decreased (from 36.8**

to 31.6 percent) while those over age 65 has increased (from 6.1 to 7.9 percent). 1803.1

Table 18.1 Far Southeast and Southwest at a Glance

Basic Statistics and Projections						
	2000	2010	2017*	2025	2035	2045
Population	65,568	65,667	76,047	84,071	100,323	112,477
Households	22,807	24,641	26,187	28,694	33,930	36,681
Household Population	62,942	62,900	72,160	81,086	97,113	109,124
Persons Per Household	2.76	2.55	2.76	2.83	2.86	2.97
Jobs	21,374	12,005	19,819	29,429	34,795	37,153
Density (persons per sq mile)	8,955	8,995	10,417	11,517	13,743	15,408
Land Area (square miles)	7.3	7.3	7.3	7.3	7.3	7.3

2000 and 2017 Census Data Profile					
	2000		2017*		Citywide 2017*
	Total	Percentage	Total	Percentage	Percentage
Age					
Under 18	10,038	36.8%	14,00	31.6%	17.6%
18-64	37,343	57.1%	46,063	60.6%	70.6%
18-34	18,943	25.0%	21,300	28.1%	34.6%
35-64	20,400	31.2%	24,607	32.5%	35.9%
65 and over	1,987	6.1%	5,985	7.9%	11.9%
Residents Below Poverty Level	24,419	37.8%	27,187	36.0%	17.4%
Race/Ethnicity					
White	2,979	4.6%	4,018	5.3%	40.7%
Black	59,459	92.1%	69,532	91.4%	47.7%
Native American	165	0.2%	80	0.0%	0.3%
Asian/Pacific Islander	399	0.6%	227	0.3%	5.8%
Other	311	0.7%	1,333	1.8%	4.6%
Multi-Racial	668	1.0%	908	1.2%	2.9%
Hispanic Origin	775	1.1%	1,184	2.9%	10.7%
Foreign-Born Residents	—	—	2,375	3.1%	14.0%
Tenure					
Owner Households	4,499	19.9%	5,114	19.5%	41.7%
Renter Households	18,137	80.1%	21,073	80.5%	58.3%
Housing Occupancy					
Occupied Units	22,636	54.1%	26,187	86.5%	90.2%
Vacant Units	4,272	15.5%	4,079	13.5%	9.8%
Housing by Unit Type					
1-unit, detached	1,601	5.9%	1,929	6.4%	11.9%
1-unit, attached	6,114	22.7%	7,652	25.3%	25.1%
2-4 units	4,003	14.9%	4,081	13.5%	10.3%
5-9 units	5,299	19.7%	4,448	14.7%	6.8%
10-19 units	7,819	29.1%	9,313	30.8%	10.5%
20 or more	2,071	7.6%	2,843	9.4%	35.4%
Mobile/other	0	0%	0	0.0%	0.1%

* Source: U.S. Census Bureau, 2013-2017 American Community Survey 3-Year Estimates.

1803.2

~~Approximately 93 percent of the area's population is African American, which is significantly higher than the citywide average of 60 percent. Only one percent of the area's residents are of Hispanic origin and less than two percent are foreign~~

~~born. 1803.2~~ Approximately 91 percent of the area's population is Black, which is significantly higher than the citywide average of 47.7 percent. Only 1.8 percent of the area's residents are of Hispanic origin and 2.1 percent are foreign born. These percentages have stayed relatively stable since 2000. 1803.2

1803.3 Table 18.1 Far Southeast/Southwest at a Glance 1803.3 (Insert at a later date)

1804 **Housing Characteristics 1804**

1804.1 There were about ~~26,900~~ 30,266 housing units in the Far Southeast/Southwest as of ~~2000-~~ 2017. About ~~16~~ 14 percent of these units were vacant—higher than the nearly double the citywide average of 9.9 percent. Compared to the rest of the city, the Planning Area has an abundance of small apartment buildings- ~~31-~~ In fact, 20 percent of the housing units were in 5-9-unit buildings, and ~~almost 30~~ 9.4 percent were in 10-19 unit buildings. Both ~~of these~~ percentages are nearly on par with more than double the citywide averages figure of 46 percent. There were no housing units in buildings of 20 units or more; yet, the citywide average was 34.2 percent. Only ~~about six~~ 6.8 percent of the housing units were single family detached homes, less than half the citywide figure. 1804.1

1804.2 As one might expect given the high percentage of ~~apartments~~ multi-family buildings, the homeownership rate in the Planning Area is low - 19 percent in 2017 compared to 41.7 percent citywide. 1804.2
~~In fact, it was 20 percent in 2000—compared to 41 percent citywide. However, there are indications that the ownership rate is on the rise; it was only 14 percent in 1980 and much of the housing built since 2000 has been owner-occupied.~~ 1804.2

1805 **Income and Employment 1805**

1805.1 Information provided by the Department of Employment Services and the Office of Planning shows there were ~~21,800~~ 19,819 jobs in the Far Southeast/Southwest in ~~2005~~ 2017. Most are ~~government related and are associated with the military in the educational services and health care fields. and St. Elizabeths.~~ As of the ~~2000~~ 2017 Census the median household income for the area was ~~\$23,290~~ \$30,734 per year, ~~or about one-half the city's median income of \$45,927.~~ less than one-half the city's median income of \$77,649. Given the low incomes, the Area also had the highest percentage of residents below the poverty level at 36.9 percent, more than double the citywide total of 17.4 percent. 1805.1

1805.2 In the fourth quarter of 2005, the unemployment rate in Far Southeast and Southwest was 13 percent. This was four times higher than the rate in Upper Northwest neighborhoods and more than three times the average for the

Washington region. Data on commuting patterns indicate that **31 percent of the employed residents in the Planning Area commuted to jobs in Central Washington. Some eight percent worked within the Far Southeast/Southwest Planning Area itself, and 34 percent commuted to jobs elsewhere in the city. The remaining 26 percent commuted to Maryland or Virginia.** 1805.2

1806 **Projections 1806**

1806.1 Based on land availability, recent development activity, planning policies, and regional growth trends, significant growth is expected during the next 20 years. The planning area is expected to grow from about ~~22,800~~ **26,616** households in ~~2005~~ **2015** to ~~30,100~~ **36,774** households in ~~2025~~ **2045**, an increase of about ~~32~~ **38** percent. By ~~2025~~ **2045**, the area is expected to have a population of almost ~~82,000~~ **112,477**. While this is still fewer residents than the area had during the peak years of the 1950s, it marks a major turnaround after five decades of decline. The projections assume that vacant and abandoned housing units in the Planning Area will be refurbished or replaced, and that new units will be developed on vacant and underutilized sites. 1806.1

1806.2 A period of sustained growth in the Planning Area has already started. **From 2006 to present** ~~Between 2000 and 2005~~, an astonishing 8,000 units of housing have been constructed or rehabilitated, including more than 1,000 new units in HOPE VI projects at the former Stanton Dwellings, Frederick Douglass Homes and Valley Green public housing developments. ~~Future housing development is expected around the Anacostia and Congress Heights Metro stations, on the East Campus of St. Elizabeths Campus, at the now vacant Sheridan Terrace housing complex, and at Barry Farm.~~ Infill development is also expected along Martin Luther King Jr Avenue, South Capitol Street, and on scattered vacant sites. 1806.2

1806.3 **In 2017, there were 23,996 jobs in the Area; however, additional jobs are forecast in the Planning Area by 2045. Future job centers include St. Elizabeths, DC Village, and the Anacostia Metrorail Station and Gateway areas.** ~~Approximately 6,000 additional jobs are forecast in the Planning Area during the next two decades. Future job centers include St. Elizabeths, DC Village, and the Anacostia Metrorail Station and Gateway areas.~~ 1806.3

1807 **Planning and Development Priorities Please see Introduction**

1807.1 ~~Three Comprehensive Plan workshops took place in the Far Southeast/ Southwest during 2005 and 2006. Many residents, Advisory Neighborhood Commissioners, and civic association leaders provided input at these meetings, discussing local planning issues and priorities. There have also been many meetings in the community not directly connected to the Comprehensive Plan, but focusing on other long-range planning issues.~~

~~Topics such as the rebuilding of the 11th Street and South Capitol Street Bridges, development of Poplar Point, the redevelopment of Camp Simms and St. Elizabeths, and streetscape improvements for Martin Luther King Jr Avenue SE have all been addressed at public meetings in the last two years. 1807.1~~

- ~~1807.2~~ Several important messages came across in these meetings, including:
- ~~a. An improved educational system, job and vocational training system, and social service safety net is essential to the area's future. A 40 percent high school dropout rate is unacceptable and the double digit unemployment that results in part from poor education also is unacceptable. Improved job training and adult education are essential to alleviate unemployment, under-employment, and poverty and additional facilities to house these services are needed. As noted elsewhere in the Comprehensive Plan, establishing a community college or branch campus of the University of the District of Columbia east of the Anacostia River could go a longway toward preparing youth and adults for good, quality jobs in the District's economy. Good access to transit is essential to connect residents with jobs in the District and elsewhere in the region.~~
 - ~~b. The culture of drugs and violence still destroys the lives of too many youth and families in the community. While the root causes of this problem are complex, greater investment in schools, libraries, child care centers, recreation centers, parks, and health clinics provides an important start toward improved public safety. Many residents have advocated for improved public facilities and services; the development that is planned for this area over the next 20 years should be leveraged to make this a reality. The Anacostia and Washington Highlands Libraries must be reconstructed. Anacostia High, Ketcham, Birney, Savoy, Ballou, and other schools must be modernized. Public facility improvements should be the cornerstone of any revitalization or neighborhood economic development program in this area.~~
 - ~~c. The Far Southeast/Southwest needs more housing suitable for families and young homeowners. The concentration of poverty in the community has resulted in part from the concentration of poorly maintained rental apartments and public housing, and few opportunities for home ownership. The established single family, row house, and duplex neighborhoods should be protected and enhanced. Additional low to moderate density housing should be encouraged as sites like St. Elizabeths (east campus) and Sheridan Terrace are redeveloped. In some areas, rezoning may be needed to promote the desired housing types currently, much of the area is zoned "R-5-A" which perpetuates the garden apartment pattern.~~

- d. ~~The community recognizes that there are opportunities for increased density within the Planning Area—especially around the Metro stations at Anacostia and Congress Heights, at St. Elizabeths, and in neighborhood centers along Martin Luther King Junior Avenue and South Capitol Street. Transit-oriented development in these areas can provide opportunities for seniors, households without cars, young renters, and others. Residents would like an array of housing choices, but believe that higher density housing should be limited to the areas listed above. Beyond these areas, many residents have expressed the opinion that deteriorating apartment complexes should be replaced with less dense housing over time.~~

~~In fact, this is what has happened at Frederick Douglass, Stanton Dwellings, and Valley Green, with public housing replaced by mixed income townhomes and detached units. Many residents asked that the remaining vacant sites in the community be planned and zoned for single family homes rather than more garden apartments~~

- e. ~~Housing maintenance is a big issue in the Planning Area, and affects the lives of residents in many ways. Residents are concerned about rising costs—especially rising rents and property taxes. The demolition of much of the area’s public housing has displaced some long-time residents and created concerns about future redevelopment. There is an interest in preserving the affordability of some of the area’s rental housing through rehabilitation and renovation. On the other hand, there are also concerns about lax code enforcement, unpermitted construction, and a continued need to clean up vacant and abandoned properties.~~

- f. ~~More retail services are needed in the community, especially supermarkets and sit-down restaurants. The community also needs basic services like full-service gas stations and hardware stores, so residents do not have to travel to Prince George’s County to shop. The Camp Simms Shopping Center is an important step in the right direction; additional investment should be made in the existing retail centers along Martin Luther King Jr Avenue, Good Hope Road, Alabama Road, and South Capitol Streets. Façade improvements, streetscape improvements, and upgraded public transit along these streets can help existing businesses, and promote new businesses—with the added benefit of creating new jobs for area residents.~~

- g. ~~Traffic congestion is a problem—with much of the traffic generated by non-residents passing through the area or using local streets as short-cuts when I-295 is congested. Traffic “calming” measures are needed to reduce cut-through traffic, and to slow down speeding traffic and reduce unsafe driving. Public transit improvements also are needed. Approximately half of the area’s households do not own a car and rely on the Metrobus or Metrorail to get around. Residents are~~

~~concerned that projects like the Anacostia streetcar will reduce bus service, especially across the Anacostia River.~~

- ~~h. Despite its proximity to the waterfront, much of the Far Southeast/ Southwest is cut off from the Anacostia and Potomac Rivers. Access to the Potomac River is limited due to the uses along the shoreline (Bolling AFB and the Blue Plains treatment plant). Anacostia River access is difficult due to the I-295 freeway, railroad tracks, and other barriers. Crossing the river on the South Capitol Street or 11th/12th Street bridges is difficult, if not impossible, for pedestrians and bicyclists. Better access to Poplar Point and Anacostia Park on the north, and to Oxon Cove on the south, should be achieved in the future. Historic Anacostia was born as a waterfront community and its identity as a waterfront community should be restored in the future.~~
- ~~i. The Far Southeast/Southwest contains hilly topography. A prominent ridgeline crosses the area, affording great views of Washington and abundant natural scenery. In some cases development has been insensitive to topography, not only missing an opportunity for better design but also causing soil erosion and unnecessary grading and tree removal. The disregard for the natural environment also manifests itself in illegal dumping—a problem along Oxon Run, in other streambeds, and on vacant land throughout the area. A cleaner environment, and preservation of the area’s natural beauty, are both high priorities. 1807.2~~

1808 FSS-1.1 Guiding Growth and Neighborhood Conservation 1808

1808.1 The following general policies and actions should guide growth and neighborhood conservation decisions in the Far Southeast/Southwest. These policies and actions should be considered in tandem with those in the citywide elements of the Comprehensive Plan. 1808.1

1808.2 Policy FSS-1.1.1: Directing Growth
The presence of the Anacostia Metrorail Station and the coming redevelopment of the St. Elizabeths Hospital site, including the consolidation of the Federal Department of Homeland Security to the west campus, ~~offer~~ continue to provide an unprecedented opportunity to catalyze economic development in the Far Southeast/Southwest area. The “Great Streets” corridor along Martin Luther King, Jr., Avenue from the Anacostia River on the north to just past Malcolm X Avenue on the south, including the St. Elizabeths Hospital site, should be developed with medium to high density mixed uses, offering supportive retail services to office workers and residents alike and providing housing opportunities to people who want to live and work in the area. Strongly promote mixed use development, including retail, service and residential uses as well as office uses, on the portions of the St. Elizabeths Hospital site along Martin Luther King, Jr., Avenue. Such mixed-use development should face the street and be open to the public, outside security barriers that may otherwise be required. Additional opportunities for future housing development and employment growth in the Far

Southeast/Southwest should be directed to the area around the Congress Heights ~~and Anacostia~~ Metro Stations, ~~on the St. Elizabeths Hospital Campus,~~ along the “Great Streets” corridors of Martin Luther King Jr Avenue SE and South Capitol Street, and on the DC Circulator routes to provide improved transit and automobile access to these areas and improve their visual and urban design qualities. The DC Circulator is a key element for moving people around to jobs and amenities affordably and in an environmentally friendly way. ~~Any increase in zoning or density around the Metro station shall only be available through a planned unit development with the expectation that~~ Approvals of zoning variations for height or density through PUDs must include commensurate benefits shall accrue to the neighborhood in terms of education and job opportunities, new and affordable housing for homeownership, improved urban design, and public infrastructure improvements. The planned unit development shall provide civic and cultural amenities, promote quality in design of buildings and public spaces, support local schools, create opportunities for cultural events and public art, and enhance the public realm by addressing safety and cleanliness issues. 1808.2

- 1808.3 Policy FSS-1.1.2: Conservation of Lower Density Neighborhoods
Protect existing single-family housing within the Far Southeast/Southwest by appropriately designating such areas as “Low Density Residential” on the Comprehensive Plan Future Land Use Map, and by zoning such areas for single family, rather than multi-family housing. 1808.3
- 1808.4 Policy FSS-1.1.3: Rehabilitation of Multi-Family Housing
Support rehabilitation and stronger and more consistent code enforcement for the many garden apartments in the Planning Area, particularly in Shipley Terrace, Knox Hill, and Washington Highlands. Support city programs which provide financial assistance to renovate such complexes, with the condition that a significant portion of the units are preserved as affordable after renovation. 1808.4
- 1808.5 Policy FSS-1.1.4: Infill Housing Development
Support infill housing development on vacant sites within the Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillside, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods. Infill with affordable housing options can help meet the demand of low-income families currently living in the Planning Area, reduce family homelessness rates, and decrease the affordable housing waitlist, and infill with housing for persons of moderate income can help provide homes for persons and families who might otherwise be forced out of Washington, DC due to high housing costs. 1808.5
- 1808.6 Policy FSS-1.1.5: Transportation Improvements
Undertake transportation improvements and design changes that reduce the amount of “cut through” commuter traffic on local streets. These changes should

include new bridges over the Anacostia River, redesigned ramps, and better connections between Downtown, I-295, and Suitland Parkway. 1808.6

- 1808.7 Policy FSS-1.1.6: Anacostia Streetcar Project
Coordinate land use and transportation decisions along the proposed route of the Anacostia Streetcar. Future development along the streetcar line should be clustered around proposed transit stops. In addition, the streetcar route should be designed and planned to minimize impacts on traffic flow and to avoid negative impacts on the historic character of the Anacostia community. **Obsolete – See Implementation Element.** 1808.7
- 1808.8 Policy FSS-1.1.7: Retail Development
Support additional retail development within the Far Southeast/Southwest, especially in Historic Anacostia, and in the neighborhood centers at Malcolm X/Martin Luther King Jr Avenue and South Capitol/Atlantic. Projects which combine upper story housing or offices and ground floor retail are particularly encouraged in these three locations. 1808.8
- 1808.9 Policy FSS-1.1.8: ~~Supermarkets and Services~~ **Grocery Stores and Services**
Attract additional supermarkets, **a variety of food retail, sit-down** family-style restaurants, full-service gas stations, and general merchandise stores to the Far Southeast/Southwest. The area's larger commercial sites should be marketed to potential investors, and economic and regulatory incentives should be used to attract business, **especially grocery retail, farms and other fresh food producers.** The upgrading and renovation of the area's existing auto-oriented shopping centers is strongly encouraged to **reflect Washington, DC's community development and sustainability goals.** 1808.9
- 1808.10 Policy FSS-1.1.9: Parking
Support additional dedicated off-street parking and loading areas in the business districts at Martin Luther King Jr Avenue/Malcolm X Avenue, Alabama Avenue/23rd Street, and Historic Anacostia. Work with local merchants in each area to identify potential sites. 1808.10
- 1808.11 Policy FSS-1.1.10: Minority/Small Disadvantaged Business Development
Provide technical assistance to minority-owned and small businesses in the Far Southeast/Southwest to improve the range of goods and services available to the community. Joint venture opportunities, minority business set-asides, business incubator centers, and assistance to community-based development organizations should all be used to jumpstart local business and provide jobs in the community. 1808.11
- 1808.12 Policy FSS-1.1.11: Workforce Development Centers
Support the development of additional vocational schools, job training facilities, and workforce development centers, **including the Infrastructure Academy.**

Encourage the retention of existing job training centers, and the development of new centers on such sites as the St. Elizabeths Campus and DC Village to increase employment opportunities for local residents. 1808.12

- 1808.13 Policy FSS-1.1.12: Increasing Home Ownership
Address the low rate of home ownership in the Far Southeast/Southwest by providing more owner-occupied housing in new construction, encouraging the construction of single family homes, and by supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants.

The Home Purchase Assistance (HPAP) program provides interest-free loans and closing cost assistance to qualified applicants to purchase single family houses, condominiums, or cooperative units. The loan amount is based on a combination of factors, including income, household size, and the amount of assets that each applicant must commit toward a property's purchase. 1808.13

- 1808.14 Policy FSS-1.1.13: School Modernization
Strongly support the modernization of schools in the Far Southeast/ Southwest Planning Area. Plans for additional housing must be accompanied by a commitment to improving educational facilities to meet current and future needs, and recognition that education is among the community's highest priorities.
1808.14

NEW **Policy FSS-1.1.14: Sustainable Development**
Provide innovative solutions for sustaining economic growth without harming the environment or exhausting its resources while improving the quality of life for current and future residents.

NEW **Policy FSS-1.1.15: Sustainable Congress Heights (EcoDistricts)**
Identify goals and priority projects to achieve them. Topics should include: access and mobility; healthy and active living; housing affordability and stability; economic and workforce development; materials management; watershed and habitat; and energy.

NEW **Policy FSS-R.1: Neighborhood Resilience**
Leverage the District's ongoing climate preparedness and adaptation work to encourage the implementation of neighborhood-scale and site-specific solutions for a more resilient city. This includes the development of actionable policies and projects that decrease the vulnerability of people, places, and systems in the Planning Area to climate risks despite changing or uncertain future conditions.

NEW

Policy FSS-R.2: Resilient Housing

Encourage the use of climate resilient and energy efficient design practices for new residential developments, and especially in the construction of public or affordable housing units. These practices include cool and living roofs, solar shading, natural ventilation, and other passive cooling techniques that will reduce the impacts of extreme heat events on the area's most vulnerable residents. They also include the use of low impact development and green infrastructure methods that can reduce the urban heat island effect and potential flooding risks by preserving or expanding green space, tree cover, and other natural features.

NEW

Policy FSS-R.3: Resilient Public Facilities

Identify and support greater investments to make the existing public facilities in Far Southeast and Southwest Planning Area more resilient to the anticipated effects of extreme heat, floods, and severe weather. This includes incorporating necessary upgrades or retrofits to the improvement or reconstruction of schools, libraries, child care centers, recreation centers, health clinics and other facilities that provide services to residents vulnerable to climate risks and social inequities.

1808.15

Action FSS-1.1.A: ~~R-5-A Zoning~~ **R-A-1**

Evaluate the continued appropriateness of the ~~R-5-A~~ **R-A-1** zoning that occurs throughout the Far Southeast/Southwest Planning Area. Currently, this zoning applies to many row house, duplex, and single-family areas within the community. Rezoning should be considered to better match existing character, and to ensure that future infill development is compatible. The use of ~~R-5-A~~ **R-A-1** and other, ~~more~~ denser multi-family zones should continue in areas where multi-family development exists or is desirable in the future. **Completed- See Implementation Element.** 1808.15

1808.16

Action FSS-1.1.B: Façade Improvements

Implement urban design and façade improvements in the established commercial districts along Martin Luther King Jr Avenue SE, Good Hope Road SE and South Capitol Street SW. **Completed- See Implementation Element.** 1808.16

1808.17

Action FSS-1.1.C: Retail Development

Complete construction of the Camp Simms retail center by 2008 and support efforts to bring quality retail services to the site. **Completed- See Implementation Element.** 1808.17

1808.18

Action FSS-1.1.D: UDC Satellite Campus

Pursue the development of a satellite campus for University of the District of Columbia or another university (in consultation with local colleges and universities) either in this Planning Area or in the adjacent Planning Area to the north. Possible sites could include vacated DC Public Schools, the St. Elizabeths

Campus, Poplar Point, and the Anacostia Metro Station area. **Completed- See Implementation Element.** 1808.18

1808.19 Action FSS-1.1.E: East of the River Development Zone Initiatives
Continue implementation of the various East of the River Development Zone Initiatives, designed to foster housing and economic development along Alabama Avenue SE and Martin Luther King Jr Avenue (in Anacostia) through financial and tax incentives. **Obsolete- See Implementation Element.** 1808.19

1808.20 Action FSS-1.1.F: Transportation Improvements
Implement the recommendations of the Middle Anacostia Crossings Study, prepared by the District Department of Transportation in 2005. These recommendations include redesign of interchanges along I-295 to reduce traffic congestion on surface streets in Historic Anacostia and its vicinity. **Completed- See Implementation Element.** 1808.20

1808.21 Action FSS-1.1.G: Streetcar Extension
Study the feasibility of extending the proposed Anacostia streetcar from Bolling Air Force Base south to DC Village and National Harbor. **Completed- See Implementation Element.** 1808.21

1808.22 Policy FSS-1.1.14: District Government Incentives for Economic Development
Use the full range of incentives and tools available to the District Government, including tax abatements, tax increment financing, PILOTs, eminent domain, and planned unit developments to promote and leverage economic development in the Far Southeast/Southwest area. 1808.22

1809 FSS-1.2 Conserving and Enhancing Community Resources 1809

1809.1 Policy FSS-1.2.1: Health Care Facilities
Sustain and support **capacity and equity in** existing health care facilities in Far Southeast/ Southwest and develop additional health care and social service facilities to respond to the urgent unmet need for primary care, pre- and post-natal care, child care, youth development, family counseling, and drug and alcohol treatment centers. Pursue co-location or consolidation of these facilities with other public facilities where possible, and where the uses are compatible. 1809.1

1809.2 Policy FSS-1.2.2: Historic Resources
Protect and **preserve** buildings **and places of historic** ~~important~~ significance in the Far Southeast/Southwest community, such as the ~~old~~-Anacostia **and Saint Elizabeths Hospital historic districts. Identify and increase public awareness of other places of potential significance, and consider appropriate protections, incorporating the community's recommendations as part of the process.** ~~Museum site (also known the Good Samaritan Foundation).~~ Support the

designation of additional historic landmarks within the Far Southeast/Southwest neighborhoods. 1809.2

- 1809.3 Policy FSS-1.2.3: Connecting To the River
Reconnect the neighborhoods of the Far Southeast/Southwest to the Anacostia River, particularly through the redevelopment of Poplar Point, implementation of the Anacostia Waterfront Initiative park and trail improvements, and reconstruction of the Anacostia River bridges. **Support National Park Service in its efforts to improve Anacostia Park amenities and access points to better serve the community.** 1809.3
- 1809.4 Policy FSS-1.2.4: Designing with Nature
Protect and enhance the wooded ridges and slopes of the Far Southeast/Southwest, particularly views of the monumental core of the city from the major north-south ridge that crosses the area. Development should be particularly sensitive to environmental features along Oxon Run Parkway, Shepherd Parkway (along I-295), and on the St. Elizabeths and DC Village sites. 1809.4
- 1809.5 Policy FSS-1.2.5: Fort Circle Parks
Improve the Fort Circle Parks within the Far Southeast/Southwest, including upgrades to the Fort Circle Trail, and additional recreational facilities and amenities at Fort Stanton Park. 1809.5
- 1809.6 Policy FSS-1.2.6: Soil Erosion
Correct existing soil erosion problems in the Far Southeast/Southwest, particularly in Congress Heights, Buena Vista, and Washington Highlands, and ensure that new development mitigates potential impacts on soil stability. 1809.6
- 1809.7 Policy FSS-1.2.7: Blue Plains
Work with **DC Water** to reduce foul odors at the Blue Plains Wastewater Treatment Plant. Land uses on DC Village and elsewhere in the vicinity of the plant should be regulated in a way that limits the exposure of future residents to odors and other hazards associated with the plant. 1809.7
- 1809.8 Action FSS-1.2.A: Oxon Run Trail
Upgrade the Oxon Run Trail and extend it to Oxon Cove, consistent with the City's Bicycle Master Plan. Develop additional trail links between Oxon Run, the Fort Circle Parks, and the Anacostia River. **Completed- See Implementation Element.** 1809.8

NEW **Action FSS-1.2.B: Historic Resource Recognition**
Document places of potential historic significance in Far Southeast/Southwest, such as the Old Birney School/Thurgood Marshall Academy, Congress Heights School, and the Eleventh Police Precinct. Identify appropriate preservation efforts for these places, using community recommendations and the Ward 8 Heritage Guide prepared by the DC

Historic Preservation Office as part of the process. Completed-See Implementation Element.

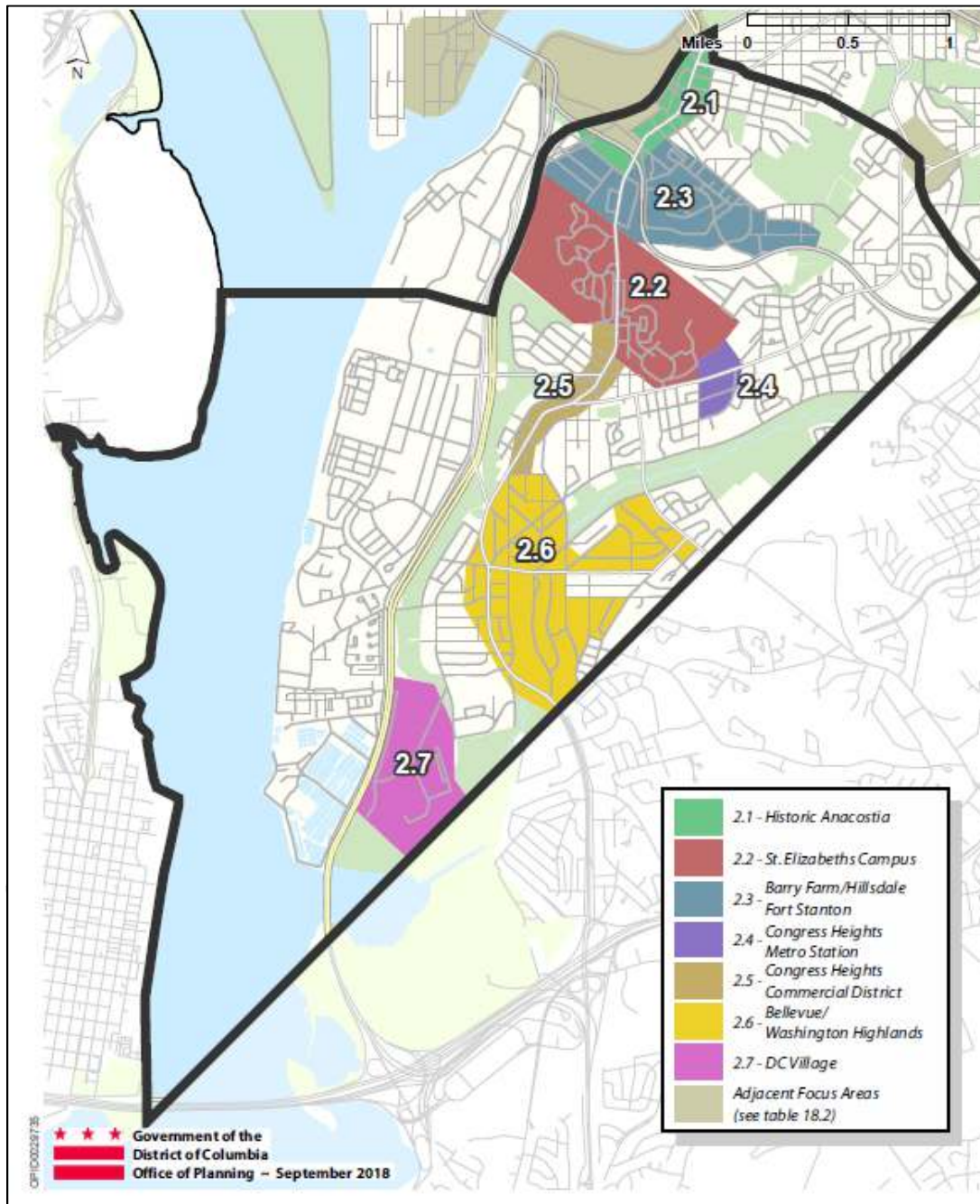
1810 FSS-2 Policy Focus Areas 1810

1810.1 The Comprehensive Plan has identified seven areas in the Far Southeast/Southwest as “policy focus areas,” indicating that they require a level of direction and guidance above that in the prior section of this Area Element and in the citywide elements (see Map 18.1 and Table 18.2). These areas are:

- Historic Anacostia
- St. Elizabeths **East** Campus
- Barry Farm/Hillsdale/Fort Stanton
- Congress Heights Metro Station
- Congress Heights Commercial District
- Bellevue/Washington Highlands
- DC Village. 1810.1

1810.2 Table 18.2 Policy Focus Areas Within and Adjacent to Far Southeast/Southwest 1810.2

1810.3 Map 18.1: Far Southeast/Southwest Policy Focus Areas 1810.3



1811 FSS-2.1 Historic Anacostia 1811

1811.1 **Since the 1980s, much of the planning activity east of the Anacostia River has focused on Historic Anacostia. The area always has had symbolic importance, as it is the oldest area of continuous settlement east of the river and the gateway to the East of the River neighborhoods. Its narrow streets,**

wood-frame row houses, well-defined business district, and hilly terrain create the ambiance of a small historic mill town—yet is literally minutes away from the US Capitol. The extension of the Metrorail Green Line in the early 1990s made the area more accessible and has created more economic opportunities. 1811.1

1811.2 The business district was designated as a DC Main Street in 2002, and commercial façade and streetscape improvements have been completed. The abandoned Nichols School has been beautifully refurbished and reopened as Thurgood Marshall Academy. ~~A new streetcar line is planned, and a new government center will soon break ground at the foot of the 11th and 12th Street bridges.~~ Future development at Poplar Point and St. Elizabeths should also contribute to the vitality of Anacostia. 1811.2

1811.3 Much of the development and investment that has taken place in the past decade has been guided by the ~~An~~ Anacostia Transit Area Strategic Investment and Development Plan which was ~~prepared in 2004 and 2005~~ approved by Council in 2006 to provide guidance on several key sites along the Martin Luther King Jr Avenue corridor from the 4-acre Metro station site on the south to the “gateway” at Good Hope Road on the north. The Plan proposes mixed use (residential and commercial) development on vacant sites, restoration of historic buildings, better ground floor retail, a return to two-way traffic on MLK Jr Avenue, and improved connections to parks and adjacent neighborhoods. Three distinct centers of activity are identified— these are summarized in Policy FSS-2.1.2 below. 1811.3

1811.4 Policy FSS-2.1.1: Historic Anacostia Revitalization
Encourage the continued revitalization of Historic Anacostia as a safe, walkable, and attractive neighborhood, with restored historic buildings and compatible, well-designed mixed- use projects. New development should serve a variety of income groups and household types and should restore needed retail services to the community. 1811.4

1811.5 Policy FSS-2.1.2: Activity Concentrations
Concentrate development activity in Historic Anacostia at the following locations:

- The Metro station, including the station site and the adjacent Bethlehem Baptist Church site, which should be developed with a mix of single and multi-family homes with ground floor retail; Strongly encourage WMATA to make its land available for joint development.
- The W Street/Martin Luther King Jr Avenue area, where diverse new housing opportunities and ground floor retail should be encouraged on parking lots and underutilized sites; and
- The Gateway area (at Good Hope Road), where a government center has been developed ~~is planned~~ and additional public properties are available for mixed use development. ~~and additional~~ Other opportunities exist for residences, shops, offices, and arts uses. ~~“Densities~~

~~and intensities should be compatible with the area's historic character and should generally be in the moderate~~ medium range, with ~~medium~~ high density on the Metro station site ~~and in its immediate vicinity~~. Any increase in zoning or density around the Metro station **in connection with shall only be available through** a planned unit development **shall include with the expectation that** commensurate benefits ~~for shall accrue to~~ the neighborhood. **Those benefits could include providing affordable housing and homeownership opportunities, public infrastructure improvements, civic and cultural amenities; promoting quality in design of buildings and public spaces; supporting local schools; creating opportunities for cultural events and public art; and enhancing the public realm by addressing safety and cleanliness issues. 1811.5**

- 1811.6 Policy FSS-2.1.3: Pedestrian Connectivity
Improve connections between the Anacostia Metro station, Poplar Point, Anacostia Park, Cedar Hill, the Good Hope Road area, and Hillsdale/Fort Stanton, especially for pedestrians, **cyclists**, and transit users. 1811.6
- 1811.7 Policy FSS-2.1.4: Historic Preservation
Encourage continued historic preservation efforts in Anacostia, including the restoration of commercial facades along Martin Luther King Jr Avenue and Good Hope Road and the rehabilitation of older and historic residential and commercial buildings. 1811.7
- 1811.8 Action FSS-2.1.A: Government Center
Complete the Anacostia Gateway Government Center, which will include the headquarters for the District Department of Transportation, by 2008. Ensure that streetscape and landscape improvements take place concurrently. **Obsolete- See Implementation Element. 1811.8**
- 1811.9 Action FSS-2.1.B: Transportation and Public Realm Improvements
Implement the transportation improvements identified in the Anacostia Strategic Development and Investment Plan, ~~including the Anacostia streetcar~~, pedestrian safety improvements, new landscaping and street trees, improved signage, redesign of the Metrobus Plaza, and development of new off-street parking facilities. In addition, Martin Luther King Jr Avenue SE should be restored as a two-way street to improve retail accessibility. **Completed-See Implementation Element. 1811.9**
- 1811.10 Action FSS-2.1.C: Public Facility Improvements
Restore cultural and public facilities throughout Historic Anacostia, including Savoy and Burney Schools, the Anacostia Public Library, and the historic Carver Theater. **Completed -See Implementation Element. 1811.10**

1811.11 Action FSS-2.1.D: 1900 Block of Martin Luther King Jr. Avenue
Ensure that future development on this block includes rehabilitation plans for the existing structures in order to preserve their historic character. **Obsolete- See Implementation Element.** 1811.11

1812 FSS-2.2 St. Elizabeths Hospital Campus 1812

1812.1 The St. Elizabeths Campus contains 336 acres and is one of the most historically significant and strategically located properties in the entire District of Columbia. It is divided into a 154-acre East Campus under District control, and a 183-acre West Campus under Federal control. The East Campus was transferred to the District by the federal government in 1987 and **a new mental health hospital was built on the East Campus in 2010 and is operated by the District of Columbia Department of Behavioral Health.** ~~and continues to be used as a mental health facility. In 2006, it housed about 500 patients. In 2003, the District constructed a new Unified Communications Center on a portion of the site. Construction is now starting on a new psychiatric hospital, freeing up the remainder of the site for other uses.~~
1812.1

NEW **Where people live can have a major impact on their health. Issues with access to care, the prevalence of chronic disease, insurance coverage, and access to other resources vary by wards within the District. Residents of Wards 7 and 8 have higher rates of obesity, heart disease, and diabetes compared with other wards. It is for these reasons that an acute care hospital is needed East of the Anacostia River. This new hospital can help address these challenges by making access to a fully integrated healthcare system easier for thousands of Washingtonians, particularly those located in Southeast Washington.**

1812.2 A Framework Plan for the East Campus was ~~completed~~ **approved** in 2005~~6~~. The Plan ~~recommends~~ **recommended** a phased development program, with up to 1,035 additional housing units, 540,000 square feet of office and retail space, new academic and cultural facilities, and new city parks and plazas. Adaptive reuse of many of the existing buildings ~~is was~~ proposed. The Plan ~~takes~~ **took** particular care to integrate the East Campus into the adjacent Congress Heights neighborhood, and to maximize access to the Congress Heights Metro station. Four development areas ~~have been~~ **were** identified, each defined by a unique mix of uses, density, scale, and character. An extensive network of public open space ~~also is~~ **was also** proposed, including formal plazas and quadrangles, linear parks, lawns, and forested land. 1812.2

NEW **The Framework Plan called for the completion of a Master Plan and Design Guidelines which were completed in 2012. The St Elizabeths East Master**

Plan and Design Guidelines is the result of a decade of assessment, outreach, analysis, and planning to address an historic campus that is one of Washington, DC's largest underdeveloped sites and the future setting for sustainable development, historic revitalization, and open space. The District has allocated significant capital funding to Saint Elizabeths East to design and build the public infrastructure improvements needed to support all planned future development at St. Elizabeths East, including roadways, water, gas, electric, telecommunications, streetscapes and street lighting, in addition to the demolition of certain structures deemed non-contributing to the historic status of the campus.

NEW Additionally, the renovated chapel on the East Campus is now the R.I.S.E. Demonstration Center. The name was selected by the community and stands for Relate, Innovate, Stimulate and Elevate. The center serves as a flexible meeting, technology and demonstration space. It was designed to build interest in the redevelopment of the St. Elizabeths East Campus as an innovation hub by drawing in the surrounding community and creating bonds with Ward 8 residents.

NEW In 2018, a new state-of-the-art Entertainment and Sports Arena was completed at the St. Elizabeths East Campus in Ward 8. This effort aims to transform an underserved neighborhood by providing more amenities, leading to a new revitalized destination. This venue acts as home court for DC's WNBA team, the Washington Mystics, and new G-League team, the Capital City Go-Go. It also serves as the official practice facility for the NBA Washington Wizards and additional entertainment, sports, and eSports programming. The 120,000 square-foot facility is projected to produce \$90 million in new tax revenue over 20 years and attract more than 380,000 visitors per year.

1812.3 The fate of the West Campus has been in flux for more than a decade. Many of the site's historic buildings are in disrepair and will require costly renovation. In 2005, the federal government announced its intent to develop the site as a secured office complex for the US Coast Guard. Other divisions of the federal department of Homeland Security also may relocate there; current estimates call for between 4,000 and 14,000 federal employees. Improvements to the road and transit network will be required as this area redevelops. Great care must be taken to retain the historic proportions of the site and its buildings and landscapes. 1812.3

NEW The federal General Services Administration (GSA) is currently amending the 2009 Department of Homeland Security (DHS) Consolidation Final Master Plan and the 2012 DHS Consolidation Final Master Plan Amendment to more efficiently house DHS and its operating components on the St. Elizabeths West Campus. The U.S. Coast Guard headquarters building has been completed and is located on the West Campus of St. Elizabeths. This 1.3

million square foot complex marks the first phase of the creation of a headquarters for the entire DHS.

- 1812.4 Policy FSS-2.2.1: St. Elizabeths East Campus
Redevelop the East Campus of St. Elizabeths Hospital as a new community containing a mix of uses, including mixed density housing, retail shops, offices, a comprehensive mental health care facility, **a new hospital, entertainment uses, urban farms (including on rooftops)** and parks and open space. Mixed-use development, including retail and service uses, should be promoted along Martin Luther King Jr Avenue, should face the street, and should be open to the public. Other uses such as satellite college campuses, civic uses, and local public facilities should be incorporated. 1812.4
- 1812.5 Policy FSS-2.2.2: St. Elizabeths West Campus
Work collaboratively with the federal government on the reuse of the West Campus. Priority should be given to preserve historic resources— including not only the buildings, but the historic open spaces and massing of buildings on the site. To the greatest extent feasible, redevelopment of the West Campus should create new publicly accessible open space and should be coordinated with redevelopment of the East Campus. Integrate the Department of Homeland Security consolidation into the surrounding community to the greatest extent possible. 1812.5
- 1812.6 Policy FSS-2.2.3: Relationship To Nearby Uses
Ensure that future development on St. Elizabeths enhances the surrounding neighborhood. It is particularly important that the site's reuse is coordinated with planning for the nearby Anacostia and Congress Heights Metro Stations, Poplar Point, Barry Farm, and the Martin Luther King Jr Avenue/ Malcolm X shopping district. 1812.6
- 1812.7 Policy FSS-2.2.4: Development Density
Provide development densities and intensities on the site that are compatible with adjacent residential neighborhoods— and that promote new economic development of the site, with moderate to medium density residential and commercial on most of the site, and higher densities clustered in the area closest to Martin Luther King Jr Avenue and the Congress Heights Metrorail station. Areas for high density should include the North campus subarea and the area surrounding the ravine to take advantage of the steep topography to accommodate additional height and density without negatively impacting viewsheds. 1812.7
- 1812.8 ~~Policy FSS-2.2.4: Development Density
Provide development densities and intensities on the site that are compatible with adjacent residential neighborhoods— and that promote new economic development of the site, with moderate to medium density residential and commercial on most of the site, and higher densities clustered in the area closest~~

~~to Martin Luther King Jr Avenue and the Congress Heights Metrorail station. Areas for high density should include the North campus subarea and the area surrounding the ravine to take advantage of the steep topography to accommodate additional height and density without negatively impacting viewsheds. 1812.7a~~

NEW Policy FSS-2.2.5: Leveraging Neighborhood Economic Development
Leverage the location of the Department of Homeland Security on the West Campus and a portion of the East Campus to bring needed economic development opportunities to Ward 8, especially retail opportunities to serve both existing and new residents as well as workers and visitors generated by new uses. 1812.7a

1812.8 Action FSS-2.2.A: St. Elizabeths East Campus Framework Plan
Complete the Framework Plan for the East Campus of St. Elizabeths Hospital and submit it to the DC Council as a Small Area Plan. **Completed-See Implementation Element.** 1812.8

1812.9 Action FSS-2.2.B: New St. Elizabeths Hospital
Complete construction of the new 300-bed facility on the east campus of St. Elizabeths Hospital to house mentally ill patients, while maintaining current service levels for outpatient treatment. **Completed-See Implementation Element.** 1812.9

1813 FSS-2.3 Barry Farm, Hillside, and Fort Stanton 1813

1813.1 The neighborhoods of Barry Farm, Hillside, and Fort Stanton are sandwiched between Historic Anacostia on the north and the St. Elizabeths Campus and Suitland Parkway on the South. While these three neighborhoods are currently home to more than 8,000 residents, they also contain some of the largest vacant sites east of the Anacostia River. For example, the 9-acre Sheridan ~~Terrace~~ **Station** site ~~has~~ sat vacant between 1996 and 2007, after the apartment complex that once stood there was demolished. **Sheridan Station joined Matthews Memorial Church as a development opportunity that has provided high quality housing options for District residents and that has expanded mixed-income communities in Ward 8. Phase 1, completed in December 2011, consists of 144 units of multi-family and townhouse rentals. The project has provided 65 replacement housing units for Barry Farms residents, with 25 units in 2011 and 40 units delivered in 2014.** The Focus Area includes one of the city's largest public housing complexes at Barry Farm, the historic Fort Stanton Park, and the Smithsonian Institution Anacostia Museum. Topography in the area is hilly, affording panoramic views of the central city. 1813.1

1813.2 This area has been called out in the Area Element for three reasons. First, Barry Farm has been identified as a ~~potential~~ "new community" and policies are ~~needed~~ **in place through the master plan** to guide future change. Second, policies are needed to ensure that development is sensitive to the hilly terrain and the area's

established moderate to low density character. Third, policies should ensure that this area is better connected to the fast-changing areas on the north and south, with improved access to transit, parks, jobs, public facilities, and retail services. Barry Farm, Hillside, and Fort Stanton should not be left behind as the areas around them move forward. **In 2006, the DC Council approved the Barry Farm Redevelopment Plan. Consistent with the New Communities Initiative, the goal of the redevelopment effort is to transform the public housing development into a mixed-income, mixed-use community. In the Fall of 2014, the Zoning Commission approved the proposed action for the stage one Barry Farm Redevelopment Plan.** 1813.2

- 1813.3 Policy FSS-2.3.1: Barry Farm New Community
Encourage the revitalization of Barry Farm in a manner which:
- Ensures one-for-one replacement of any public housing that is removed, along with measures to assist residents and avoid dislocation or personal hardship;
 - Creates additional opportunities for workforce and market rate housing on the site, consistent with the goals of the city's New Communities program; and
 - Provides new amenities such as community facilities, parks, and improved access to the Anacostia River and Anacostia Metro Station.

While some increase in density will be required to meet the one-for-one replacement ~~requirement~~ **goal**, consideration should be given to including nearby vacant land in the New Community site, so that densities may remain in the moderate to medium range. **Building heights may exceed those heights typically used in medium density zones in order to accommodate the density.** 1813.3

- 1813.4 Policy FSS-2.3.2: Housing Opportunities
Encourage compatible infill development on vacant and underutilized land within the Hillside and Fort Stanton neighborhoods, ~~emphasizing with an emphasis on~~ low to moderate density housing designed for families, **while allowing higher densities where appropriate to increase housing opportunities near transit.** Special care should be taken to respect the area's topography, avoid erosion, improve the street and circulation system, and mitigate any traffic increases caused by new development. 1813.

- 1813.5 Policy FSS-2.3.3: Connections To Adjacent Areas
Improve pedestrian, protected cycle, and road connections between the Barry Farm, Hillside, and Fort Stanton communities, and between these communities and the future developments at Poplar Point and the St. Elizabeths Campus. Residents should be able to safely walk or bicycle to the Anacostia Metro station, Anacostia Park, and Fort Stanton Park. 1813.5

- 1813.6 Action FSS-2.3.A: Sheridan ~~Terrace~~ **Station**
Consider adding the vacant Sheridan ~~Terrace~~ **Station** public housing site and other nearby vacant sites to the Barry Farm New Community proposal, ~~in order~~ to improve the economic viability of the proposal and ensure that mixed income, family-oriented housing can be provided. **Completed-See Implementation Element.** 1813.6
- 1814 FSS-2.4 Congress Heights Metro Station 1814
- 1814.1 The Congress Heights Metrorail Station is the last station on the Metrorail Green Line before leaving **Washington, DC.** ~~the District of Columbia.~~ The station is about five acres in size and consists of a surface parking lot and subway entrance. Its location on the southeastern edge of the St. Elizabeths Campus ~~makes~~ **made** it a critical part of the hospital redevelopment and suggests it will become an increasingly important gateway to the area in the coming years. Land uses in the immediate vicinity include Malcolm X Elementary School, a ~~p~~**P**olice sub-station, apartment complexes, single family homes, and an historic Jewish cemetery. Major projects within a half-mile of the station include the 600-unit Henson Ridge development and the Camp Simms shopping center and housing development.
1814.1
- 1814.2 The Station is one of the newest in the Metro system, having opened in 2001. Passenger volumes are currently **among** the lowest in the city. It presents an important joint development opportunity, with the potential for new housing, retail, public, and open space uses, as well as Metro parking and bus transfer points. Future development will need to establish appropriate transitions to nearby uses, which are generally low to moderate density. Additional community-based planning ~~for the area is needed to~~ **has identified** ~~determine~~ the right mix of uses and ~~to~~ **has** ~~addressed~~ a variety of land use, transportation, and urban design issues in the Congress Heights community. 1814.2
- NEW** **Congress Heights is a progressive Ward 8 neighborhood, rich in community character and historic significance. Located on the hilltops which overlook the Anacostia River, Congress Heights takes its name from its undulating topography that offers exceptional views of the U.S. Capitol and beyond. The neighborhood is a predominantly residential middle-class community developed primarily with a cohesive grouping of late nineteenth century through mid-twentieth century residential, commercial and institutional buildings.**
- NEW** **Congress Heights is currently experiencing some of the most exciting redevelopment activity east of the Anacostia River. In May 2014, the Office of Planning completed the CHASE Action Agenda and the CHASE Pattern Book. The Action Agenda includes two key pieces, the first is the Implementation Blueprint to help identify and prioritize actions such as job**

training; entrepreneurship and small business development; housing; retail amenities; preservation and redevelopment; arts and culture; and transportation connections. The second piece is the Resource Guides and Tools to help connect residents and businesses to District resources.

NEW

The CHASE Pattern Book provides design guidelines based on buildings in the Anacostia Historic District, but it has broad applicability in all the CHASE neighborhoods. It conforms to local zoning, which sets out the legal requirements for development, and it provides additional design guidance to encourage infill that respects existing neighborhood fabric. The combination of unique geographical assets along with strong community involvement positions Congress Heights for success.

1814.3 Policy FSS-2.4.1: Congress Heights Metro Station Mixed Use
Encourage reuse of the Congress Heights Metro station site and its vicinity with mixed use medium density residential and commercial development ~~through the use of~~ **using** planned unit developments that promote new economic development. Development on the site should be cognizant of the adjacent lower density neighborhood to the west and south, provide a connection to the future development on the St. Elizabeths Campus, and create a stronger sense of identity and gateway for the Congress Heights neighborhood. Medium density development on the portions of the northwest quadrant of Square 5814 would be compatible with the adjacent lower density neighborhood to the west and south with appropriate design review through a Planned Unit Development process. Strongly encourage WMATA to make its land available for joint development around the Congress Heights Metro Station. 1814.3

1814.4 Action FSS-2.4.A: Congress Heights Small Area Plan
Prepare a Small Area Plan for the Congress Heights Metrorail Station and the surrounding Congress Heights neighborhood. The Plan should include more specific detail on the market for different uses on the site; the desired scale, mix, and intensity of development; future circulation patterns; and provisions for open space and public facilities **Completed- See Implementation Element.** 1814.4

1815 FSS-2.5 Congress Heights Commercial District 1815

1815.1 **This Policy Focus Area extends along Martin Luther King Jr Avenue from the edge of the St. Elizabeths Campus south to the intersection of South Capitol Street. Land uses are mostly commercial between St. Elizabeths and Alabama Avenue and residential between Alabama Avenue and South Capitol. There are a range of other uses along this mile-long corridor, including churches, non-profits, and health clinics. The heart of the area is the intersection of Malcolm X Avenue and Martin Luther King Jr Avenue,**

which is the main commercial center for the Congress Heights community.
1815.1

- 1815.2 Previous Comprehensive Plans for **Washington, DC** ~~the city~~ have identified this business district for revitalization, and a number of city and non-profit initiatives have been launched to assist in its renewal. In 2005, the corridor was named as part of the city's Great Streets program. Its proximity to the redeveloping St. Elizabeths Campus means that it will continue to be an important center of neighborhood commerce. Efforts to strengthen and revitalize the corridor should continue, with infill development creating opportunities for new business and housing. 1815.2
- 1815.3 Policy FSS-2.5.1: Martin Luther King Jr/Malcolm X Business District
Encourage a major new retail commercial node at medium density in the shopping area at Martin Luther King Jr Avenue and Malcolm X Avenue. Strengthen this area as the commercial hub of the Congress Heights neighborhood and upgrade the mix of uses to better meet neighborhood needs. Enhance the opportunities to grow existing businesses in the area and offer incentives for new small and local businesses. ~~Any increase in zoning or density around the Metro station shall only be available through a~~ **Any increase in density should be achieved through a planned unit development and approval should consider community benefits in terms of education and job opportunities, new and affordable housing for homeownership, improved urban design, and public infrastructure improvements. Planned unit developments should** promote quality in the design of buildings and public spaces, support local schools; create opportunities for cultural events and public art; **provide civic and cultural amenities** and enhance the public realm by addressing safety and cleanliness issues. 1815.3
- 1815.4 Policy FSS-2.5.2: Great Street Housing Opportunities
Pursue opportunities for additional multi-family housing, possibly with ground floor retail or office uses at medium density, along the Martin Luther King Jr Avenue corridor between St. Elizabeths Hospital and Alabama Avenue. 1815.4
- 1815.5 Policy FSS-2.5.3: Business Improvement
Support the continued efforts of the **Anacostia BID** and ~~local merchants~~ **Congress Heights Main Street** to **manage and** improve the Congress Heights **and Anacostia** shopping districts, provide adequate off-street parking and loading areas, manage on-street parking more effectively, and enhance building facades and storefronts. 1815.5
- 1815.6 Action FSS-2.5.A: Coordination with St. Elizabeths Development
Coordinate planning and reinvestment activities along the Martin Luther King Jr Avenue corridor with planning and development of the St. Elizabeths Campus. Recognize the opportunity for new businesses and services to meet the future demand created by new jobs and housing on the former Hospital site. **Complete-See Implementation Element.** 1815.6

- 1815.7 Action FSS-2.5.B: Main Street Designation
Consider the designation of the Martin Luther King Jr Avenue commercial district as a Main Street under the District's Main Streets program. **Complete- See Implementation Element.** 1815.7
- 1816 FSS-2.6 Bellevue/Washington Highlands 1816
- 1816.1 The Bellevue commercial district includes several blocks around the intersection of South Capitol and Atlantic Streets. The area is a traditional neighborhood center, including small retailers, a bank, food and liquor stores, a gas station, personal services, **and** a drugstore/training center for pharmacy technicians, **and a Department of Employment Services (DOES) branch office.** It includes the former Atlantic Theater and **the William O. Lockridge Library, constructed in 2012** ~~Washington Highlands Library~~, and is adjacent to the new campus of Patterson Elementary School. 1816.11
- NEW **In 2017, Mayor Bowser broke ground on South Capitol Street Apartments, a new development project that will deliver 195 apartment units, ranging from efficiencies to three-bedrooms, and 5,000 square-feet of community space to the Bellevue neighborhood in Ward 8. The \$59 million development is being built on the site of the former South Capitol Street Shopping Center. Financing for the development includes \$25 million in gap funding from the DC Department of Housing and Community Development's (DHCD) Housing Production Trust Fund, \$23.19 million in private equity raised through the sale of federal Low Income Housing Tax Credits, and \$30 million in bond financing issued by the District of Columbia Housing Finance Agency (DCHFA).**
- ~~1816.2 In 2002, the area was designated a Strategic Neighborhood Improvement Program (SNIP) area by the District. The program's goals were to improve the area's commercial and retail opportunities, increase home ownership and housing choices, improve the quality of infrastructure, enhance workforce and youth development opportunities, and promote public safety. A local advisory committee was created to prepare recommendations as part of this process. These included buying vacant homes for resale to non-profit developers; improving streets, sidewalks, and infrastructure; repaving the street; and upgrading public facilities such as the library. Efforts to strengthen South Capitol/Atlantic as a neighborhood center should continue in the future. South Capitol is part of the city's Great Streets program and has been targeted for additional investment and economic development.~~ 1816.2
- 1816.3 The neighborhoods surrounding the commercial district include a large number of garden apartments, many in deteriorating condition. Some of these apartments were quickly constructed during the boom years of the 1940s and may need replacement or substantial renovation during the coming years. The policies

below ensure that neighborhood character will be enhanced and that housing choices will be retained as these changes take place. 1816.3

- 1816.4 Policy FSS-2.6.1: Neighborhood Shopping Improvements
Encourage new commercial development and adaptive reuse of existing commercial buildings in the South Capitol/Atlantic Streets commercial district. Development should provide improved commercial goods and services to the surrounding Bellevue and Washington Highlands neighborhoods. 1816.4
- 1816.5 Policy FSS-2.6.2: Business Improvement
Support the continued efforts of local merchants to improve the Bellevue shopping district, provide adequate off-street parking and loading areas, and enhance building facades and storefronts. 1816.5
- 1816.6 Policy FSS-2.6.3: Bellevue-Washington Highlands Infill
Encourage refurbishment and/or replacement of deteriorating apartment complexes within Bellevue and Washington Highlands. Where buildings are removed, encourage their replacement with mixed income housing, including owner-occupied single-family homes and townhomes as well as new apartments. Every effort shall be made to avoid resident displacement when such actions are taken, and to provide existing residents with opportunities to purchase their units or find suitable housing in the community. 1816.6
- 1816.7 Action FSS-2.6.A: Great Street Improvements
Implement the Great Street Plan to beautify South Capitol Street, maintaining the width of the street and landscaping it from Martin Luther King Jr Avenue to the Maryland border. **Complete- See Implementation Element.** 1816.7
- 1816.8 Action FSS-2.6.B: Merchants Association
Encourage local merchants in the South Capitol/Atlantic shopping district to form a merchants association to address issues such as the reuse of the Atlantic Theater. **Complete- See Implementation Element.** 1816.8
- 1816.9 Action FSS-2.6.C: Washington Highlands Library
Consider joint public-private development opportunities to reconstruct the Washington Highlands library, providing the Bellevue and Washington Highlands neighborhoods with a first class, state-of-the art public library. **Complete- See Implementation Element.** 1816.9
- 1817 FSS-2.7 DC Village 1817
- 1817.1 **The 167-acre District of Columbia Village tract lies between Martin Luther King Jr Avenue and I-295, east of the Blue Plains Wastewater Plant, just south of Bellevue. The site houses an eclectic mix of city operations, including training facilities for the Police and Fire Departments, an impound lot for**

~~towed cars, and an evidence warehouse, and a District-operated homeless shelter.~~ Other public uses, including the greenhouses of the Architect of the Capitol and the Potomac Job Corps Center, are located on the site. The National Park Service controls the forested land on the perimeter of the site, including Oxon Cove to the south. 1817.1

1817.2 DC Village, **located in the Bellevue neighborhood**, provides a vital resource for local government operations, but the site is poorly laid out. It is physically isolated from the rest of the city, and its internal street pattern is confusing and hard to navigate. Abandoned structures, weed-covered lots, winding streets, and semi-industrial uses create the impression of a forgotten backwater. The District and surrounding Ward 8 community have wrestled with the site's future for years. It was designated a "Development Zone" in 1986 and a "Special Treatment Area" by the previous Comprehensive Plan. Various uses have been considered over the years, including a 700-unit housing development, an industrial park, and even a prison (on the land to the south near Oxon Cove). 1817.2

1817.3 While there may be room for other uses on the site in the long term, the immediate priority is to reorganize existing uses and use the land more efficiently for District operations. DC Village is facing pressure to accommodate uses being displaced from the Anacostia Waterfront and other redeveloping areas. The site should be master planned and reorganized, with circulation improvements, higher design standards, and refurbishment or replacement of vacant buildings. 1817.3

1817.4 Policy FSS-2.7.1: Retention of DC Village for Municipal Uses
Retain DC Village as a municipal facility that accommodates activities and functions that are vital to the operation of District government. The organization of uses on the site should be improved so that it is used more efficiently and can function more effectively. 1817.4

1817.5 Policy FSS-2.7.2: Non-Government Activities at DC Village
As existing activities at DC Village are reorganized, consider the potential for other employment uses on the site, such as small business incubators and light industry. Such uses should not be accommodated at the expense of District government operations, and only should be allowed if the land is not essential for municipal purposes. Any future private uses on the site should be compatible with the existing quasi-industrial municipal uses. Every effort should be made to link future jobs on the DC Village site to residents in East of the River neighborhoods, in order to assist residents in gaining income and work experience. 1817.5

1817.6 Policy FSS-2.7.3: Open Space around DC Village
Retain the National Park Service land on the perimeter of DC Village as open space. The forested land south of the site around Oxon Cove should not be developed. 1817.6

- 1817.7 Policy FSS-2.7.4: Retention of Job Training Activities
Retain job training programs and facilities on the DC Village site, including the Potomac Job Corps Center, and promote participation in these programs by Far Southeast/Southwest residents. 1817.7

NEW

Policy: Far Southeast and Southwest Neighborhood Climate Resilience Leverage Washington, DC's climate adaptation and flood risk reduction efforts and implement neighborhood-scale and site-specific solutions for flood resilience in the Potomac River neighborhoods adjacent to Blue Plains and the Joint Base Anacostia- Bolling. This includes the development of actionable strategies and projects that decrease the vulnerability of community members, housing and community facilities and local businesses and community-serving institutions, not only from current flooding risks but also from future risk due to climate change.

- 1817.8 Action FSS-2.7.A: DC Village Master Plan
Prepare a master plan for the DC Village site, addressing the organization of uses on the site, access and circulation standards, environmental improvements, and urban design. The Plan should be linked to the Public Facilities Master Plan called for elsewhere in the Comprehensive Plan and should ensure that sufficient land is retained for municipal activities. **Complete- See Implementation Element.**
1817.8