



New Communities & Great Streets Initiatives





New Communities

Strengthening All Neighborhoods

A comprehensive partnership to improve the quality of life of families in distressed neighborhoods.

New Communities aims to:

1. Protect housing for the poor
2. Promote mixed income communities
3. Create opportunity through better jobs, education and training and human services
4. Rebuild community anchors like schools and recreation centers





New Communities

Strengthening All Neighborhoods

Context

- Violent crime in high-poverty neighborhoods
- Economic segregation and resulting lack of services
- Affordability of housing for families
- Threats to federally-subsidized housing
- Underperforming public schools
- Underutilized public facilities





New Communities

Strengthening All Neighborhoods

Description

- District-sponsored redevelopment of the physical and human architecture of distressed neighborhoods into healthy mixed-income communities
- Integrates public facilities and services in a sustained multi-year effort to offer families better housing, employment and schooling opportunities



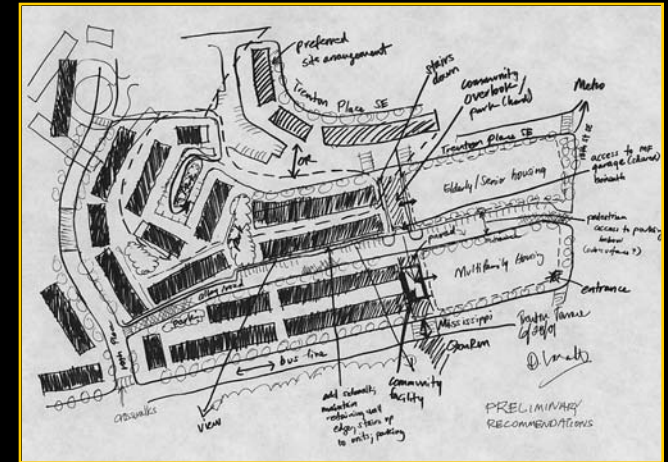


New Communities

Strengthening All Neighborhoods

Implementation

- **Community-Based Planning**
 - Share decision making with community
- **Human Capital Plan**
 - Enhance services to meet community needs and create opportunities
 - Connect families with jobs, learning, child care, family supportive services
- **Physical Development Plan**
 - Conduct master planning & resident retention strategy
 - Execute resulting development strategy





New Communities

Strengthening All Neighborhoods

Eligibility Criteria

1. Concentrated Poverty & Violent Crime
2. Immediate and Recognizable Need
3. Potential to protect low-income housing and expand affordable housing on a large scale





New Communities

Strengthening All Neighborhoods

Additional Factors

- **Opportunity to leverage other public investments**
 - Public facilities like libraries and rec centers
 - Major initiatives (e.g. Great Streets, Tax Increment Financing)
- **Opportunity for immediate implementation**
 - Land assembly, zoning and site control
 - Housing market factors
- **Economic feasibility**
 - Development and gap financing needs
 - Available private and public resources





New Communities

Strengthening All Neighborhoods

Funding Approach

- **Maximize private and philanthropic capital**
- **Maximize the use of federal funds**
 - Tax-exempt bond financing
 - Low Income Housing Tax Credits
- **Supplement with other available resources**
 - New Markets Tax Credits
 - Community Development Block Grants, HOME
- **Invest local capital as needed**
 - Invest a portion of the Housing Production Trust Fund in neighborhoods via securitization



New Communities

Strengthening All Neighborhoods

Examples of Candidate New Communities

- **Barry Farm (Ward 8)** Martin L. King, Jr. Avenue SE
- **Lincoln Heights (Ward 7)** Nannie H. Burroughs Avenue NE
- **Sursum Corda (Ward 6)** North Capitol Street NW
- **Park Morton (Ward 1)** Georgia Avenue NW
- **Potomac Hopkins (Ward 6)** Pennsylvania Avenue SE
- **Langston Terrace (Ward 5)** Benning Road NE



 **Great Streets** 



Great Streets

Transforming Perceptions... Realizing Opportunities



Pennsylvania Avenue east of the Anacostia River contains significant opportunity.

GOALS

- Make major corridors throughout the city **clean, safe, & attractive destinations** that reflect the unique character of the surrounding community.
- **Leverage private investments & enhancements** through strategic public actions and funding.
- Create **broad stakeholder support & participation**.



FIRST ROUND CORRIDORS

H Street NE - Benning Road

(North Capitol St. to Southern Ave.)

7th Street - Georgia Avenue NW

(Mount Vernon Sq. to Eastern Ave.)

Martin Luther King Jr. Avenue SE

(Good Hope Rd. to South Capitol St.)

Pennsylvania Avenue SE

(2nd St. SE to Southern Ave.)

South Capitol Street

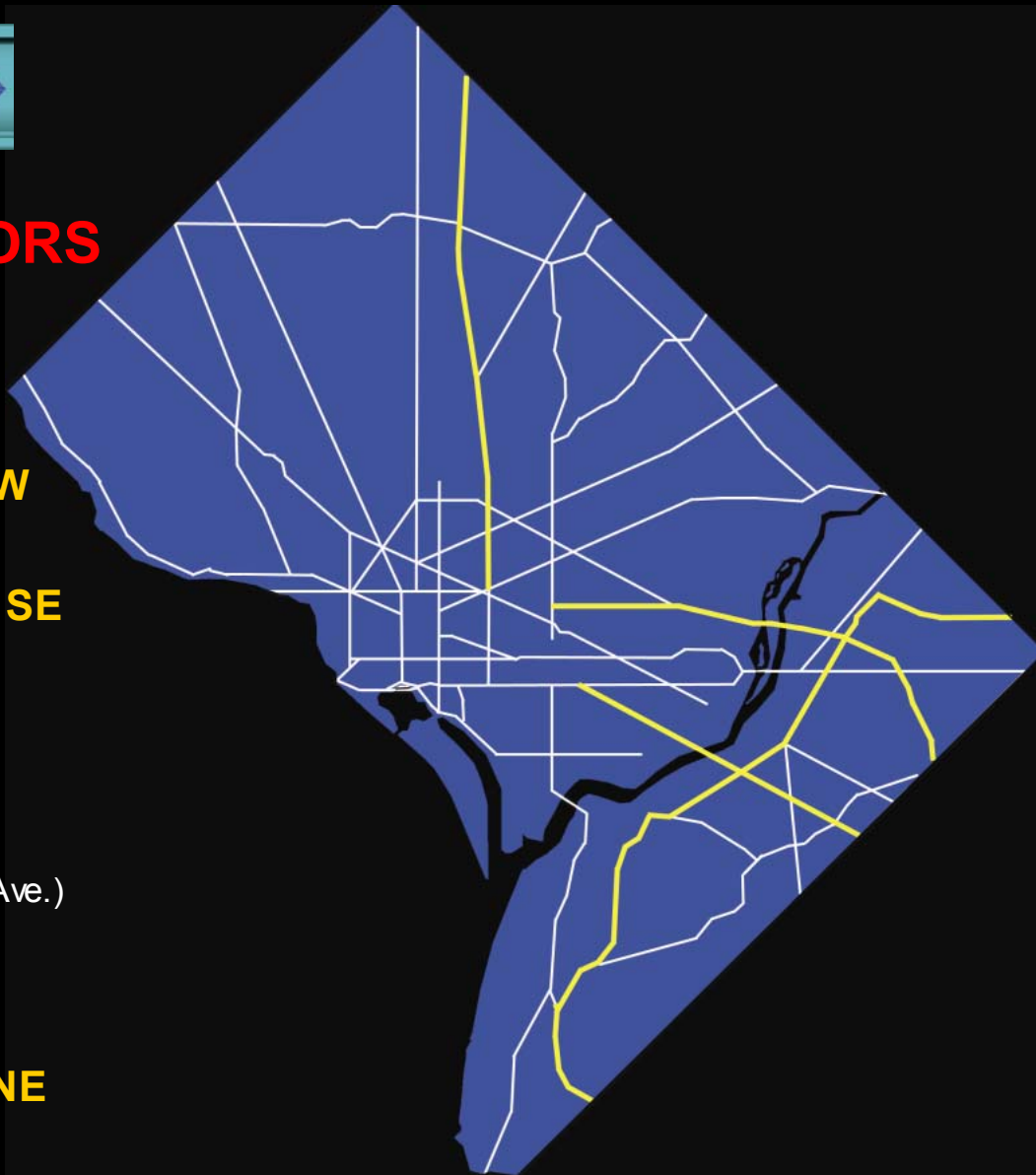
(Martin Luther King, Jr. Ave. to Southern Ave.)

Minnesota Avenue NE - SE

(Good Hope Rd. to Sheriff Rd.)

Nannie H. Burroughs Avenue NE

(Minnesota Ave. to Eastern Ave.)



IMPLEMENTING A CORRIDOR INVESTMENT FRAMEWORK

Land Development Plan



**Corridor
Investments**

Clean & Safe Agenda

Public Realm Plan



Transforming Perceptions... Realizing Opportunities

LEVERAGING PUBLIC ASSETS AND INVESTMENTS

Before ...



7TH Street / Georgia Avenue NW

... After





Transforming Perceptions... Realizing Opportunities

LEVERAGING PLANNED PUBLIC - PRIVATE INVESTMENT ...



7TH Street / Georgia Avenue NW





... TO ATTRACT ADDITIONAL INVESTMENT



3800 East

Site area: 24,500 SF

- 100 units
- 6,500 SF retail
- 80 parking spaces



3800 West

Site area: 59,000 SF

- 200 units
- 4,000 SF retail
- 110 parking spaces



3600 West

Site area: 13,000 SF

- 68 units
- 10,000 SF retail
- 80 parking spaces



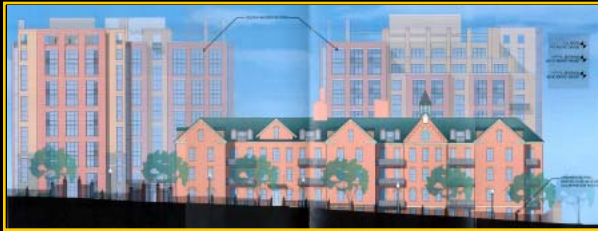
3200 West

Site area: 39,000 SF

- 80 units
- 5,000 SF retail or 15,000-20,000 SF institutional
- 100 parking spaces

7TH Street / Georgia Avenue NW

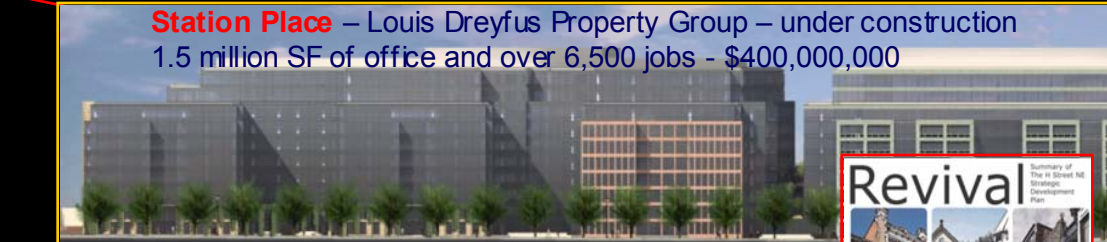
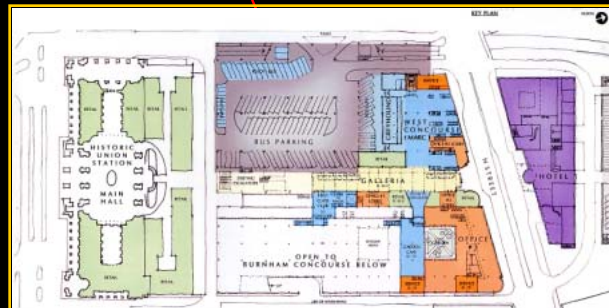
SEEKING A RANGE OF CORRIDOR USES, WHETHER LARGE ...



Capital Children's Museum – Abdo Development
480 units of housing - \$150,000,000



Arboretum Place – Clark Realty
Approximately 500 units of housing - \$50,000,000



Station Place – Louis Dreyfus Property Group – under construction
1.5 million SF of office and over 6,500 jobs - \$400,000,000

Burnham Place – Akridge – Offices and intermodal transit
\$600,000,000



... MEDIUM OR SMALL

R. L. Christian Library Site - JDS



The Hub

Phish Tea
Opened



Urban Living

Atlas Performing Arts Center
Opened April 05 - \$18,000,000



The Shops

H St Playhouse
Opened Spring 2002



Arts & Entertainment

Arboretum Place



The Olympic
1206 H St

Showbar
1210 H St

Red & Black
1212 H St

Beehive
1224 H St

<unnamed> Martini Lounge
1234 H St

1236 H St

Rock & Roll Hotel
1353 H St

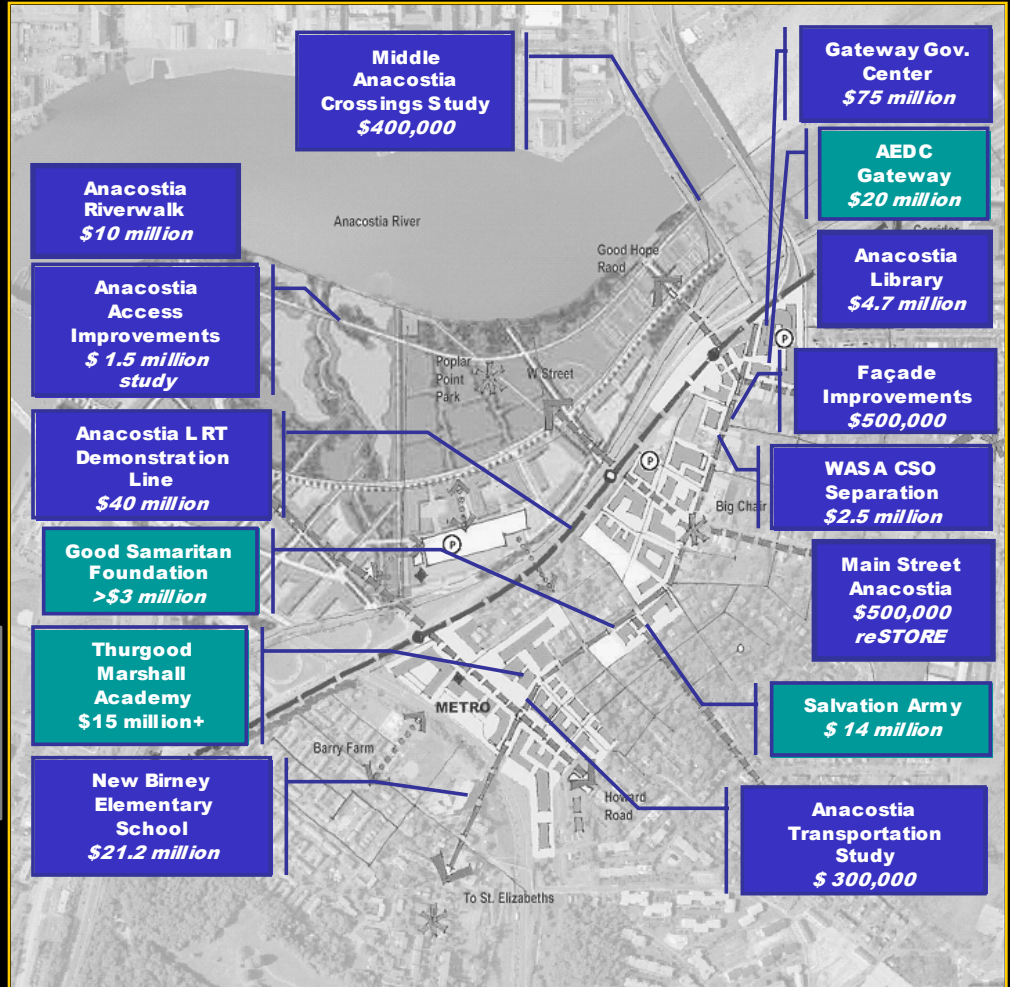
IN 2006



EXPANDING THE MOMENTUM ...

... TO OTHER PRIORITY CORRIDORS

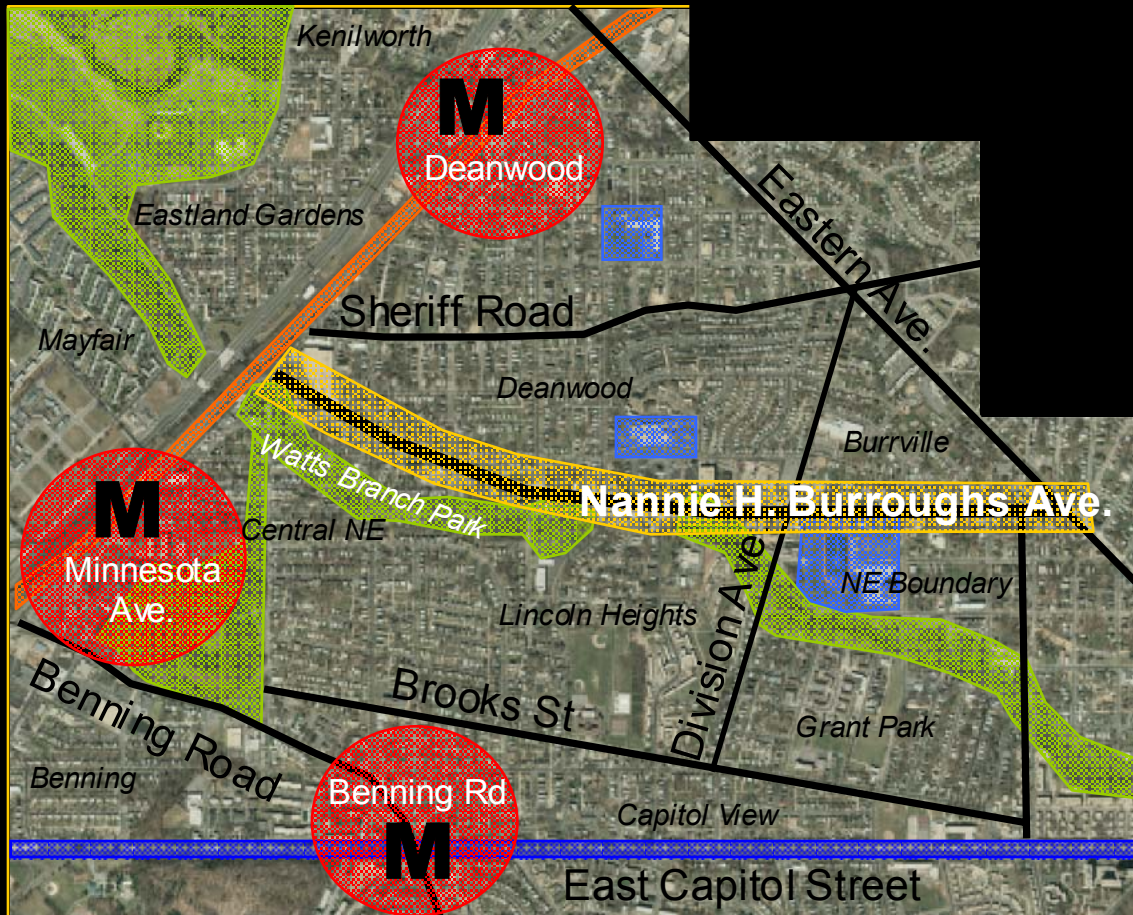
**Total Investment to Date
> \$200 million**



M. L. King, Jr. Ave. SE

EXPANDING THE MOMENTUM ...

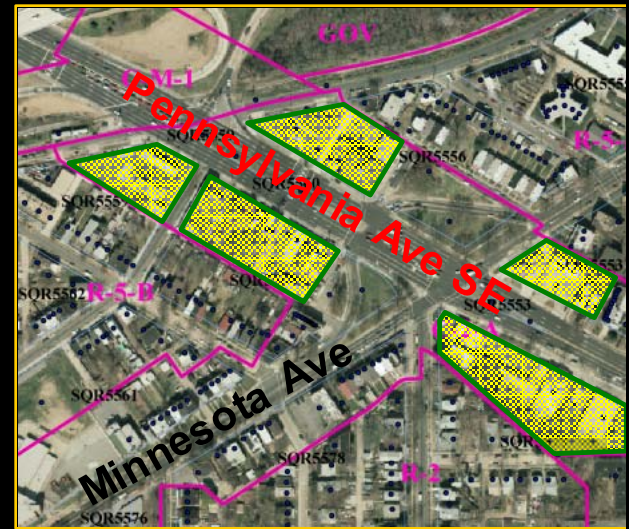
... WITHIN UNIQUE NEIGHBORHOODS



Investments along Nannie H. Burroughs Avenue NE will be guided by a larger neighborhood stabilization strategy which capitalizes upon the area's special history and significant public infrastructure, including the Metro stations and open space network.

EXPANDING THE MOMENTUM ...

... TO SPECIFIC SITES WITH DEVELOPMENT POTENTIAL



The above sites are “representative” of the wide range of sites with development potential along all the first round of corridors.

Market Based Development Targets**

Housing

Rental	>2,500 units
For sale	>3,800 units

Retail

>750,000 SF

Office

>2.7 MM SF

Hotel

>200 rooms

Cultural Facilities

>175,000 SF

Community Facilities

>12,000 SF

PUBLIC LAND OWNERSHIP

>190 acres

DMPED FY 2006 Budget \$16 million:

- investment in projects which produce housing (especially affordable housing), retail services and/or local jobs
- construction & rehabilitation
- improve building facades and public facilities

** Numbers above are from market analysis prepared within land development planning processes for portions of the proposed First Round of corridors. Additional land development plans will be prepared and will include market analysis targets which may increase the overall development target for all corridors.



Transforming Perceptions... Realizing Opportunities

TOOLS FOR IMPLEMENTATION

EXISTING

Residential Property Tax Abatements
Commercial Property Tax Abatements
Payments in Lieu of Taxes (PILOT)
New Market Tax Credits
Economic Development Finance Corporation – NCRC
Community Development Block Grant Funds
Enterprise Zones

BEING PUT INTO PLACE

Neighborhood Retail Tax Increment Financing Districts
Special Assessment Districts (public realm and public parking)
Neighborhood Investment Fund
Property Tax Abatements (mixed use development)

Great Streets

Transforming Perceptions... Realizing Opportunities





Transforming Perceptions... Realizing Opportunities

8th Street SE/Barracks Row

Investment Yielding Return



- \$8 million public investment in streetscape improvement 2003-2004
- \$8 million in private investment on the corridor in the last 2 years alone
- 32 new business establishments since completion, including 9 new outdoor cafes
- Adding over \$80,000 in sales tax annually

"Barracks Row is one of the most desirable areas in the city for shopping and dining." - Mayor Anthony Williams, Washington Post 5/12/05

DDOT Investment Plan

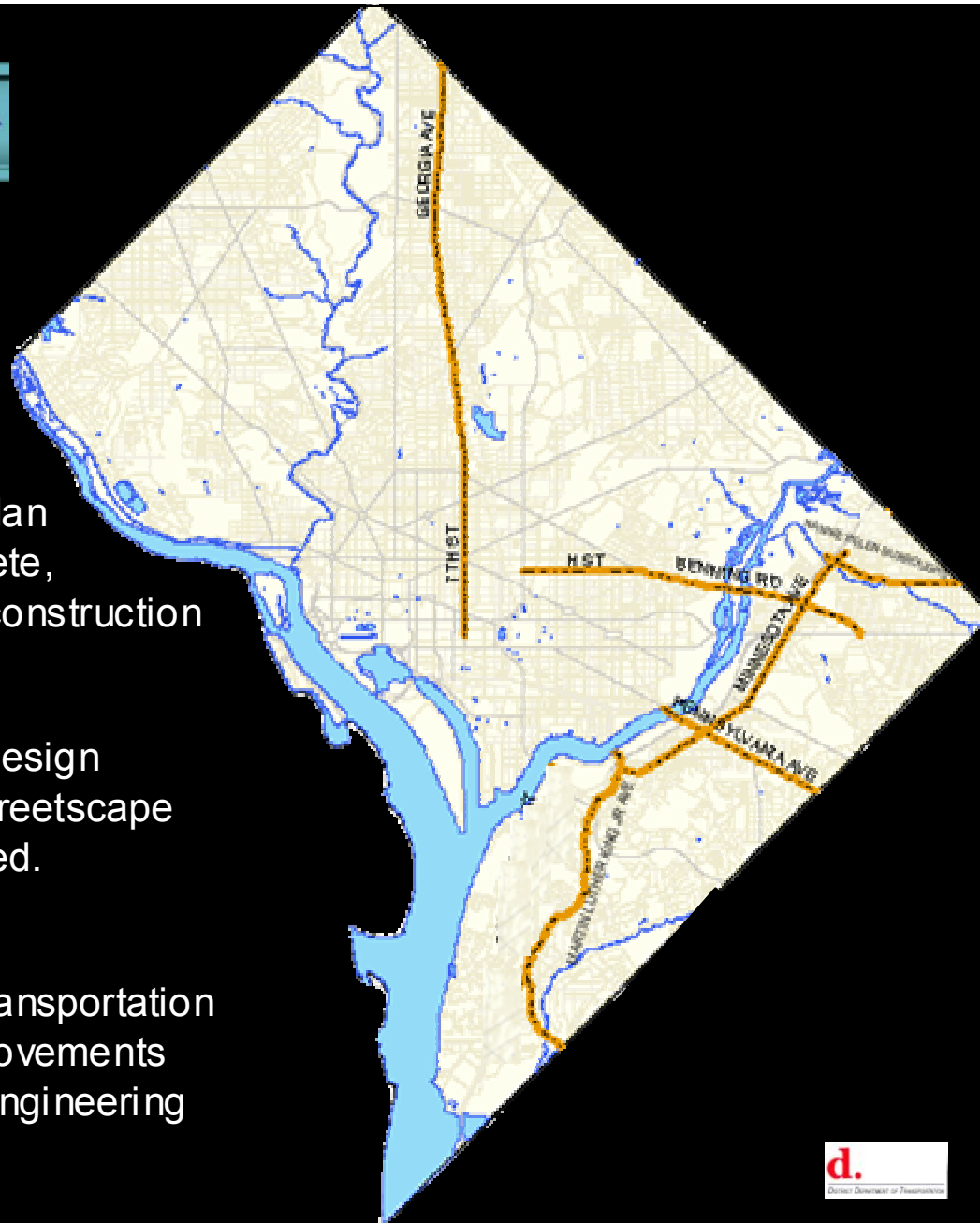
- H Street, NE - **\$26 million**
- Benning Road, NE - **\$20 million**
- Nannie Helen Burroughs, NE - **\$6 million**
- Minnesota Avenue, NE - **\$6 million**
- Pennsylvania Avenue, SE (East of the Anacostia) - **\$13 million**
- Martin Luther King, Jr. / Good Hope Road, SE/South Capitol Street, SE (East of the Anacostia) - **\$15 million**
- Georgia Avenue, NW - **\$20 million**

**TOTAL
INVESTMENT
PACKAGE**
over \$100 million

*Transforming Perceptions ...
Realizing Opportunities*

STARTING ... NOW!!!

- **H Street NE** – Transportation Plan and Streetscape Design Complete, Engineering design underway, construction late FY2006
- **Benning Road** – Engineering Design completed, beautification and streetscape design with community scheduled. Construction early FY2006
- **Pennsylvania Avenue SE** – Transportation Study complete, near term improvements underway, streetscape design/engineering FY2005, construction FY2006



STARTING ... NOW!!!

- **Martin Luther King Jr. Ave** – Transportation Study complete, streetscape engineering design FY 2005, construction FY2006-2007
- **South Capitol Street SE** – Streetscape improvements *underway* (Bellevue community)
- **Georgia Ave NW** – Streetscape design and engineering FY2006, Construction FY2007-2008
- **Nannie Helen Burroughs** – Streetscape design and engineering FY2007, Construction FY2008
- **Minnesota Avenue NE/SE** – Streetscape design FY 2005 – 2006, construction FY2006-2007



CONTACTS FOR MORE INFORMATION:

NEW COMMUNITIES

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GREAT STREETS

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