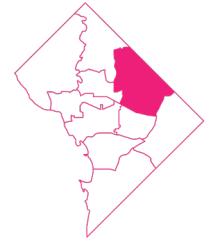


Upper Northeast

Element Summary: 24-UNE



OVERVIEW

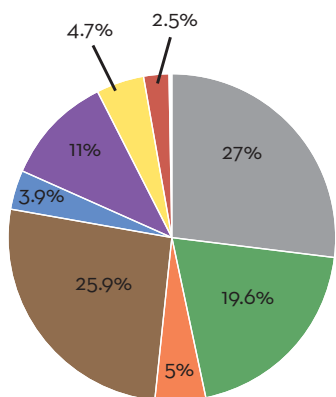
The opening narrative provides an overview of the 8.7 square miles that comprise the Upper Northeast Planning Area, including its main land use composition, major landmarks, institutions, open spaces, and commercial areas. Upper Northeast is one of the most diverse Planning Areas in terms of land uses with the largest concentration of industrial land in the District.

Upper Northeast is principally known as a residential community and is home to many families and seniors. The Planning Area experienced a moderate population increase and a change in characteristics. Upper Northeast is projected to continue seeing steady population growth, estimated to reach approximately 113,000 residents in 2045, a 60% increase from 70,613 in 2017.

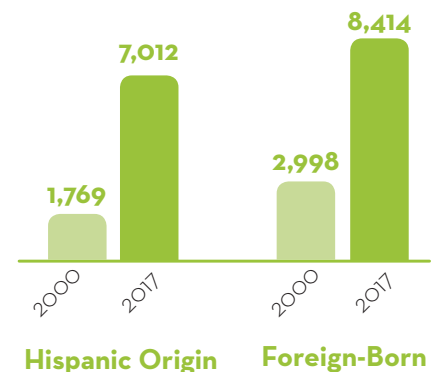
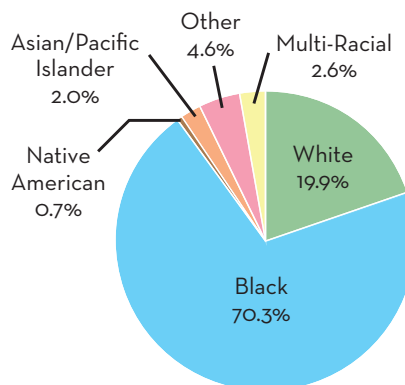
CONTENTS

- The area's context, including its history, land use, demographics, housing characteristics, income and employment, and projections for growth.
- **UNE-1:** General Policies for Guiding Growth and Neighborhood Conservation as well as Conserving and Enhancing Community Resources.
- **UNE-2 Seven Policy Focus Areas:** Northeast Gateway, Lower Bladensburg Rd/Hechinger Mall Area, New York Avenue Corridor and Brentwood, Upper Bladensburg Corridor and Fort Lincoln, Rhode Island Avenue Metro Station Area, Brookland Metro Station Area, and Fort Totten Metro Station Area.

Land Use Composition (2017)

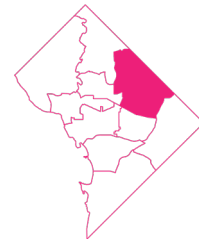


Racial Composition (2017)



Upper Northeast

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SUMMARY OF MAJOR POLICY THEMES

Preserving and Enhancing Community Resources

- Implement recommendations of plans that have been incorporated since the 2011 Comprehensive Plan update including the 2014 Ward 5 Works Industrial Land Transformation Study, the 2009 Riggs Road and South Dakota Avenue Area Development Plan, the 2009 Brookland, Catholic University of America Metro Station Small Area Plan, and the West Virginia Avenue Public Works Campus Master Plan.
- Retain the concentration of Production, Distribution, and Repair (PDR) uses while encouraging higher design standards, landscaping, and screening to buffer existing residential from industrial areas.
- Recognize the key role of community groups, residents' associations, and commercial management organizations in implementing the policies and actions in Upper Northeast.

Emphasizing Equitable and Sustainable Growth

- Respect and enhance established neighborhoods of Upper Northeast while allowing new housing opportunities for a mix of income levels, families, and other households.
- Capitalize on the presence of Metro Stations to provide new transit-oriented housing, community services, and jobs.
- Create new opportunities for small, local, and minority businesses within the Planning Area, and additional community equity investment opportunities as development takes place along New York Avenue, Bladensburg Road, Benning Road, West Virginia Avenue, and around the Metro stations.

Expanding Parks and Open Space

- Increase the tree canopy in Upper Northeast where tree cover is limited.
- Address the shortage of parkland in the Planning Area and recognize the particular importance of institutional open space to the character of Upper Northeast.
- Enhance connections between the network of open spaces, institutional campuses, and the Metropolitan Branch Trail.

Improving Connectivity and Pedestrian Safety

- Improve traffic safety throughout Upper Northeast and encourage safer pedestrian-oriented streetscape with retail activity, particularly around Metro stations.
- Implement the Crime Prevention Through Environmental Design (CPTED) plans outlined in the Benning Road Corridor Redevelopment Framework.