

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 7E**  
*Marshall Heights ▪ Benning Ridge ▪ Capitol View ▪ Fort Davis*

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**RESOLUTION #: 7E-20-002**

**Recommendations on the DC Comprehensive Plan**

**January 14, 2020**

**WHEREAS**, Advisory Neighborhood Commissions (ANCs) were created to “advise the Council of the District of Columbia, the Mayor, and each executive agency with respect to all proposed matters of District government policy,” including education;

**WHEREAS**, the government of the District of Columbia by law is required to give “great weight” to comments from ANCs;

**WHEREAS**, the Bowser Administration is committed to ensuring the public’s voices and views are reflected in the update of the Comprehensive Plan;

**WHEREAS**, Advisory Neighborhood Commission (ANC) 7E has conducted several public engagement activities to gather feedback from residents;

**THEREFORE BEFORE IT RESOLVED:**

The Advisory Neighborhood Commission (ANC) 7E puts forward the following recommendations:

**FAR SOUTHEAST/NORTHEAST ELEMENT**

**Recommendations**

After careful review and consideration, ANC7E **Recommends** that language be added to the Far Northeast/Southeast Element to address the following issues:

## **1702. Land Use**

1702.4. We recommend the following text updates: Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, **Central Avenue SE, H Street SE, and Benning Road (NE and SE).**

## **1705. Income and Employment**

1705.1. We recommend the following text updates: Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and **reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the District-wide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.**

## **1708. FNS 1.1. Guiding Growth and Neighborhood Conservation**

Add a Policy on *Affordable Housing* that protects affordable housing within the Far Northeast/Southeast area and produce new work-force housing and market rate housing on underutilized and future development sites. While we encourage and support housing goals, we also recognize the importance of establishing economically diverse communities and do not support large concentrations of low-income housing.

Add a Policy that addresses the *Over Concentration of Liquor-Licensed Establishments*. While we encourage and welcome a vibrant mix of commercial business and local retail options, we must also avoid an excessive concentration of liquor-licensed establishments in existing and any new development areas.

Add a Policy that addresses *Non-Profits and Private Service Organizations*. The language should indicate that we work with private service organizations and non-profits organizations in the Far Northeast/Southeast area to ensure that their locations and operations complement neighboring properties and enrich surrounding communities and do not create unintended negative consequences to surrounding areas..

Add an Action to implement a *Benning Rd SE Transportation Study* and implement its major recommendations.

Add a Policy on *Public Housing*. The policy should discourage the proliferation of public housing projects and support the rehabilitation of existing public housing projects, ensuring that any units that are removed are replaced in-kind by subsidized and market rate units. Where

feasible, rehabilitation projects should provide home ownership opportunities for public housing residents.

Add a Policy to deem *Benning Rd a Commercial District* and encourage the preservation and expansion of commercial uses of Benning Rd that are primarily neighborhood serving. The corridor should include a mix of moderate to medium density commercial and moderate density residential.

1708.13. Make the following edits to existing text (see green text): Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE, Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.

1708.14. Make the following edits to existing text (see green text): Revive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.

1708.2. Make the following edits to existing text (see green text): Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character

1078.3. Insert the following language at the end of the paragraph:

Centered on strong community based, non-profit participation, establishing viable economic development partnerships intended to reverse years of structural deficiencies brought on by disinvestment and decentralization, a comprehensively integrated housing rehabilitation production strategy, coordinated with a tailored workforce development initiative will reduce housing shortages over time:

Action 1: Create an increased restoration and preservation of quality workforce housing production as a means toward alleviating long standing vacancy and neighborhood abandonment.

Action 2: Facilitate direct and indirect homeownership opportunities through the establishment of rent to ownership pathways that build income diverse, mixed-tenure housing development initiatives.

Action 3: Prevent involuntary displacement and protect long - term residents by linking sustainable socioeconomic approaches in housing production to labor workforce productivity and development activities.

Action 4: Develop a neighborhood base, community revitalization approach that catalyzes real and personal property values by returning vacant property to the public tax rolls.

Action 5: Foster public and private reinvestment partnerships that rehabilitate existing residential infrastructure, remove blight, eradicate crime and the perception of crime, and transform the economic life of neighborhoods through perpetual ownership.

1708.4. Make the following edits to existing text (see green text): Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE “Great Streets” corridors.

1078.5. Add the following language a the end of the paragraph:

In an effort to foster commercial revitalization and small business retention at the neighborhood level and capture consumer disposable incomes, nonprofit organizations such as Marshall Heights Community Development Organization, Inc. should be used to structure and administer program coordination within Ward 7 business districts.

Action 1: Improve and expand techniques that change the perception of public safety along the primary commercial corridors.

Action 2 Advocate at the municipal level for certain tax incentives for commercial real estate/small business owners that reduce operating overhead within reemerging commercial districts.

Action 3: Development of commercial district beautification programs that enhance the image of individual businesses in context to the entire commercial corridor.

Action 4: Provide technical assistance and training to local businesses to District of Columbia and Federal government small business development programs.

Action 5: Facilitate public/private partnerships that attract new investments and commercial development activities.

### **Policy FNS1.1.11 Community Involvement and Consensus Building**

Prioritize stakeholder and local resident visions by forming partnerships which defines and develops a renewed and collective interest in a common local vision. Through a local planning process of charrettes and community vignettes sponsored by the local community development non-profit sector, redefine the parameters of relevant sustainable development programs with the planning context.

**Policy FNS 1.1.12 *Promoting Redevelopment Activity as Community Economic Development***

Within the planning process and decision making of all economic development activity, ensure the structure of a comprehensive built-in mechanism for job creation, CBE contracting, capacity building and new business development opportunities exist for local stakeholders.

**Policy FNS 1.1.13 *Building to Local Scales of Economy and Demand***

Calculate true area median incomes (AMI) and income expenditures within local neighborhoods as identified for redevelopment, and strategically determine financial actions that are properly balanced economically within the local scales of economy. Through proper analysis, forecasting and public subsidies, internally manage the forces of value appreciation.

**Policy FNS 1.1.14 *Strengthening Ownership Opportunities***

Integrate into the planning process of affordable housing production, labor force preparedness and equity reinvestment the process of exponential homeownership, increased business entrepreneurship and ownership of local assets as an approach to building local markets, increasing the tax base and retaining net income leakage.

**Policy FNS-1.1.15: *Commercial District Revitalization***

The Far Northeast neighborhoods of Ward 7 shows significant economic and commercial potential for effective new neighborhood retail growth and small business stabilization. Despite moderate population losses, the Far Northeast neighborhoods still contain considerable market strength. An effective approach to commercial district business revitalization and retail development must tap demand net leakages. For example, the potential for new commercial activity within the Minnesota Avenue and Benning Road business district are among the most promising locations for neighborhood transformation and for a Neighborhood Business Improvement District (N-BID). The N-BID would undertake numerous actions.

Action 1: Retain and attract new neighborhood-oriented retail businesses along distressed corridors.

Action 2: Develop methods to create the preservation of affordable commercial retail spaces.

Action 3: Undertake initiatives that facilitate the acquisition of distressed commercial properties.

### **1709 FNS 1.2. Conserving and Enhancing Community Resources**

1709.6. Policy FNS 1.2.6: *Historic Resources*—Include the following historic landmarks, Queens Stroll Road, Payne Cemetery, Southeast Boundary Stone (SE1), National Capitol Hebrew Cemetery, and the Shrimp Boat.

1709.7. Policy FNS 1.2.7: *Healthcare Facilities*—Incorporate language that includes mental health

Add the following policy: *Buffering Fletcher Johnson Campus & the Surrounding Communities*—Improve the interface between any new developments on the Fletcher Johnson Site and the surrounding communities. These improvements should preserve the neighborhoods from noise, odors, pollution, vibrations and other impacts while also providing a more positive visual impression of the community.

Add a Policy that addresses *Pedestrian and Bicycle Safety* to improve safety for pedestrians and bicycles throughout Far Northeast/Southeast through continued upgrading of high-priority sidewalks, intersections and roadways, and by supporting the construction of more separated bike infrastructure.

Add an Action to include *Retail Strategies for the Fletcher Johnson Campus and East Capitol Streets Gateway*. Market studies of the Fletcher Johnson Campus and Benning Road from Minnesota Avenue to Southern Avenue should be conducted to assess unmet retail market demand, evaluate strategies for attracting retailers, identifying potential locations for new neighborhood serving retail.

Add an Action to design and implement *Streetscape Plans* for Benning Road, Minnesota Avenue and Pennsylvania Avenue.

Add an Action related to *Recreational Facilities*. Add new capacity recreational infrastructure by developing existing recreation space at existing facilities. Also, work with the DC Parks and Recreation Department, the Department of General Services to make sure that the use of existing recreational facilities in and outside of schools are open to the public after hours and that permitting for the use of public facilities is easy and streamlined.

1709.3. Make the following edits to existing text (see green text): Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, **new and improved trails**, and public transit service.

1709.6. Make the following edits to existing text (see green text): Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, **including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery,**

Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burrville, and Marshall Heights neighborhoods

**1713: FNS-2.3 CAPITOL VIEW/CAPITOL GATEWAY ESTATES/NORTHEAST BOUNDARY**

1713.1 Make the following edits to existing text (see green text): Capitol View and Northeast Boundary are the easternmost neighborhoods in the District of Columbia, located between XXXX and XXXX (note: add specific geographic boundaries of these neighborhoods in the context of the comprehensive plan, as is provided for other neighborhoods). At the heart of the community, Capitol Gateway Estates sits on a 40-acre site between XXXX and XXXX (note: add specific geographic boundaries) that formerly housed the 1,100-unit East Capitol Dwellings public housing project. Working through the federal HOPE VI program, East Capitol Dwellings was demolished in the early 2000s. The first phase of the revitalized project, consisting of 151 units of senior housing, opened in 2005. An additional 550 units of market rate and subsidized housing will be completed in the coming years. The complex also includes a new shopping district along East Capitol Street. Running through this area is East Capitol Street, one of the busiest arterials in the District of Columbia and an important transportation corridor for commuters between Maryland and the District. The neighborhood is served by the Capitol Heights Metro station (across the state line in Maryland) and bus lines connecting the area to Capitol Hill, Union Station, Navy Yard, and Historic Anacostia. The neighborhood today is primarily residential, with a combination of semi-detached and singlefamily homes. The area has small pockets of commercial activity on East Capitol Street at 53rd Street SE, on Dix Street NE, and at the corner of Central Avenue SE and Southern Avenue.

1713.2 Make the following edits to existing text (see green text): The Capitol Gateway development project holds the promise of driving economic growth, improving residents' access to basic amenities, and attracting visitors and pass-through commuter shoppers traveling along East Capitol Street. Vacant sites in the immediate vicinity can support infill housing, and the blocks closest to the Capitol Heights Metro station can support medium density residential and commercial development. A few blocks to the north, the commercial area along Division Avenue as well as Dix Street can support infill commercial and residential development, providing needed services to the adjacent Northeast Boundary neighborhood.

NEW: Add an Action to include the completion of a Small Area Plan (SAP) for the Capitol View/Capitol Gateway area to provide a strategic framework for mixed-use development near the Capitol Heights metro station and along East Capitol Street. (Northeast Boundary was included in the 2018 Deanwood Small Area Plan).

NEW: Add a Policy on the Capitol Gateway Development - Redevelop the vacant Capitol Gateway site to include mixed-use medium density residential and medium density commercial. Development at this site should be responsive to the needs of the surrounding community and

should promote a walkable, vibrant business district with healthy food retail, health facilities, neighborhood-serving stores, community-based services, and green spaces.

NEW: Add a Policy on Economic Development - Promote a wider variety of neighborhood-serving retail in this area. Focus on targeted growth and diversity of retail in new and existing commercial areas on East Capitol Street, Central Avenue, Dix Street NE, and Eastern Avenue.

NEW: Add a Policy on Community Amenities - Promote improvement of and public access to amenities such as the Marvin Gaye Recreation Center, the Marvin Gaye pedestrian and bicycle trail, the Woodson High School natatorium and outdoor recreation facilities, and the East Capitol Urban Farm.

NEW Add an Action on Transportation and Infrastructure - Implement the recommendations identified for this area in the moveDC Multimodal Long-Range Plan, with a focus on improving safety for pedestrians, bicyclists, and drivers on East Capitol Street, Central Avenue, and Benning Road. Conduct traffic safety studies to identify safety improvements in this areas.

### **1715. FNS 2.5. Marshall Heights/Benning Ridge**

NEW: Add an Action to include the completion of a *Small Area Plan (SAP) for the Marshall Heights/Benning Ridge* area to provide a strategic framework for revitalization of the Fletcher Johnson Campus, the old site of Carver Terrace apartments, Benco as well as other potential areas that improves the quality of life and enhance neighborhood amenities and character while supporting a community of culturally, economically and generationally diverse residents.

NEW: Add an Action to *Rezone the former site of Carver Terrace* from residential to mixed-use.

NEW: Add an Action to *Rezone the Fletcher Johnson Campus* to mixed-use.

NEW: Action FNS 2.5.C: Repurpose the Fletcher Johnson Campus—the language must be updated by DMPED to provide a more up to date account of events. For example, the document should state the year in which the RFP was released. It should also incorporate findings from the MyRFP Process that highlights the needs of the community.

NEW: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area. In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless,



individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.

NEW: Add an action to include the completion of a Marshall Heights/Benning Ridge Market Study. The Study would include the Benning Road, Southern Ave, East Capitol Street, and Texas Avenue area to assess unmet retail market demand, evaluate strategies for retaining local retailers, identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail.

NEW--Include a policy to ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.

NEW: Add an action to modernize JC Nalle Elementary School and Plummer Elementary School. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.

NEW: Add a policy to ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework. NEW: Add a policy that maximize the utilization of public land for community art space by allowing the community to use any undeveloped green space or undeveloped parkland for a community art space.

NEW: Add an Action to Rezone Square 5359/Lots 342, 335, 337, 349, 352, 353, 354 and 355 from residential to mixed-use (MU4) to support economic development opportunities in Marshall Heights.

Make the following in-line text updates (recommended updates in green):

1715.1. The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the crack epidemic, and property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.

1715.2. Several developments have recently been completed or are in the pipeline. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. Retail center improvements, including those at Benning Road and H Street SE; Southern and Central Avenues SE; and Benning Road between F and G Streets SE, should also be pursued to enhance existing businesses and add needed services to the surrounding underserved communities.

175.3. Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.

1715.4. Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the Eastgate Gardens, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.

## 1715.5. Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area

Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.

1715.5. Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities.

Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011.

DME previously released an RFO and evaluated offers for the school in 2014; however no award was made. During this time, the Marshall Heights community expressed their desire for the Fletcher-Johnson site to be redeveloped into a mixed-use center hosting amenities similar to those of Capitol Hill's Hines School redevelopment. Prior to restarting the RFO process in 2017, DME confirmed that DGS could not immediately identify other government use for Fletcher-Johnson in the near-term. DGS officially identified the property as surplus in 2019, making it available for disposition by DMPED.

The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.

## **Concerned**

After careful review and consideration, ANC7E is **Concerned** to the updated versions of the following Policies:

1708.3 *Policy FNS 1.1.2 Development of New Housing*. We are concerned that housing priorities are characterized as mixed--use, mixed income developments. We believe that our housing priorities should reflect mixed used, mixed-income developments for a range of household sizes. As such, the development of single-family homes would preserve the existing character of the community and meet housing demands of large families.

1715.1. We are concerned that significant investments in mixed-income housing is encouraged throughout Marshall Heights/Benning Ridge. In non-commercial corridors, we encourage and support the development of low-density, single family homes with three and four bedrooms to complement existing architectural traditions and community character (see in-line text recommendations above)

## **Support**

After careful review of the proposed changes to the Far Southeast/Northeast Element, ANC7E **Supports** the following proposed Policy and Action amendments:

### **FUTURE LAND USE MAP AND GENERALIZED POLICY**

## **Support**

After careful review of the proposed changes to the Future Land Use Map (FLUM), ANC7E **Supports** the following proposed amendments:

- 1984: Change from Mixed-use Moderate Density Commercial/Moderate Density Residential to Mixed-use Medium Density Commercial/Medium Density Residential (*Neighboring streets: Benning Road, NE and abutting areas, from Blaine Street, NE to A Street, SE.*)
- 9816: Change from Moderate Density Residential to Medium Density Commercial, Medium Density Residential, Local Public Facilities (*Benning Rd SE between 46th St SE and A St SE*)
- 9917: Change from Moderate Density Residential to Moderate Density Commercial, Moderate Density Residential (*Southeast corner of Benning Rd SE and H St. SE*)
- 9918: Change from Low Density Commercial, Parks, Recreation and Open Space, Low Density Residential and Moderate Density Residential to Medium Density Commercial and Medium Density Residential (*Both sides of East Capitol St SE and NE, Southern Ave SE, 58th St NE and both sides of Blaine St NE*)

- 1542: Designate the site Medium Density Residential/Medium Density Commercial/Local Public Facilities (WMATA Benning Road Metrorail site)
- NEW: Add new layer to the Generalized Policy Map for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area an "Enhanced/New Neighborhood Center" and "Neighborhood Commercial Centers" respectively

## **Opposition**

ANC7Eis ***Opposed*** to amendment:

- 9979: Change from Local Public Facilities to Moderate Density Commercial, Moderate Density Residential (*C St SE, 49th St SE, 46th St SE, and eastern side of Benning Rd SE*). This designation is not consistent with the community's desires and needs.
- 9918: Change from Low Density Commercial, Parks, Recreation and Open Space, Low Density Residential and Moderate Density Residential to Medium Density Commercial and Medium Density Residential. This designation is not consistent with the community's desires and needs.

## **Recommendations**

9918: Recommends changing from Moderate Density Commercial and Medium Density Residential to Medium Density Commercial and Medium Density Residential at the Capitol Gateway site. This site is adjacent to a metro station and does not currently have a residential character, therefore we encourage the District to promote higher density development at this location.

9979: ANC7E Recommends changing from Moderate Density Commercial, Moderate Density Residential to Mixed-Use Medium Density Commercial, Moderate Density Residential. This change will support the District's workforce housing goals and provide much needed retail options, sit down restaurants, and opportunities to highlight the rich culture of the community (Boundaries of C St SE, 49th St SE, 46th St SE and eastern side of Benning Rd SE.)

2006-- NEW: ANC7E *Recommends* changing use of the area between East Capitol Street SE, 47th Street, and 49th Street SE (former George Washing Carver apartments) from Medium Density Residential to Moderate Density Residential/Moderate Density Commercial, Local Public Facilities. This change will support the District's workforce housing goals and economic development.

NEW: ANC7E *Recommends* changing the use of Square XXXX (corner of Central Avenue and Southern Avenue) from Low Density Commercial to Moderate Density Residential and Low Commercial. This change will support the District's workforce housing goals and economic development.

NEW: Generalized Policy Map-- ANC7E *Recommends* adding a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."

NEW: Generalized Policy Map-- ANC7E *Recommends* adding a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor

NEW: Recommends changing use the area on East Capitol Street between 53rd Street SE and 53rd Place SE) from Low Density Residential to Moderate Density Commercial/Moderate Density Residential. This location already has commercial development including a take-out restaurant, child care center, convenience/liquor store, workforce training center, and parking lot. Other storefronts at this location are vacant. The physical infrastructure is in poor condition and development at this location could support the District's workforce housing goals, economic development, and a diverse mix of neighborhood-serving retail.

NEW: Recommends changing use of area (Central Avenue between 49th Street NE and 49th Place NE) to Moderate Density Commercial and Moderate Density Residential. This site currently has a liquor store and vacant storefronts. It is located three blocks from the Benning Road Metro station and could provide diverse neighborhood-serving retail meeting the needs of the community.

ANC7E welcomes the opportunity to discuss our support and recommendations with the Office of Planning and thank you for your consideration.

**ADOPTED** by vote at a regular public meeting (notice of which was properly given, and at which a quorum of   6   of the seven members was present on January 14, 2020 by a vote of   6   yes,   0   no and   0   abstained.

*Delia Houseal*

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Delia Houseal, ANC 7E06

Chair