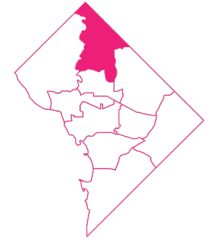


# Rock Creek East

Element Summary: 22-RCE



## OVERVIEW

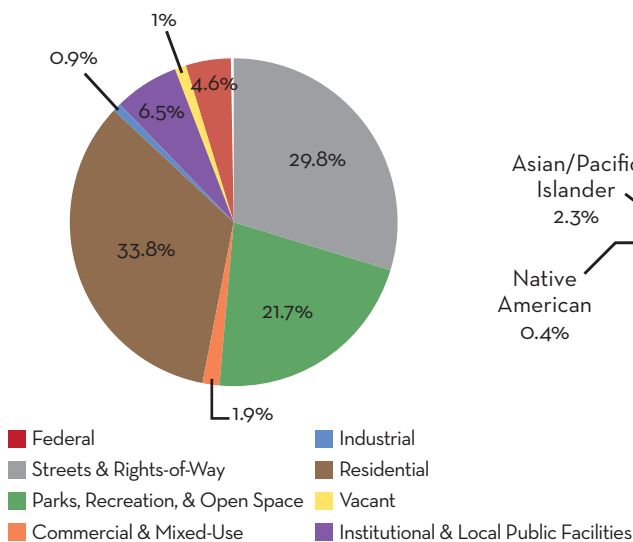
The opening narrative provides an overview of the 7.4 square miles that comprise the Rock Creek East Planning Area, including its main land use composition, major landmarks, institutions, open spaces, and commercial areas. Rock Creek East is a large Area Element and is predominately residential in character, with mixed-use corridors, little commercial, and almost no industrial land. The area is home to a significant number of foreign-born residents, seniors, and children compared to the rest of the city, and a growing proportion of White and Hispanic residents.

Rock Creek East Area experienced a significant population increase, though less than the citywide total. Rock Creek East is projected to continue seeing steady population growth, estimated to reach approximately 106,000 residents in 2045 (37.6% increase from 77,017 in 2017).

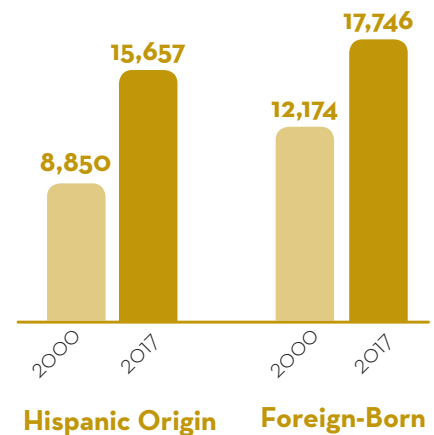
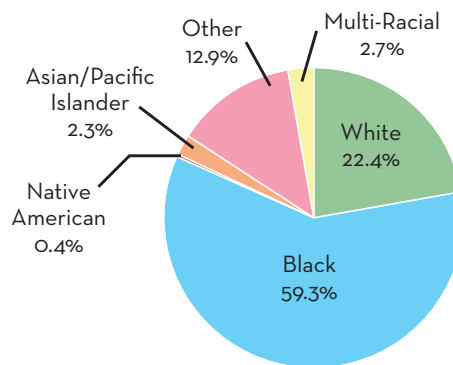
## CONTENTS

- The area's context, including its history, land use, demographics, housing characteristics, income and employment, and projections for growth.
- **RCE-1:** General Policies for Guiding Growth and Neighborhood Conservation as well as Conserving and Enhancing Community Resources.
- **RCE-2 Eight Policy Focus Areas;** Takoma Central District, Georgia Avenue/Petworth Metro Station, Upper Georgia Avenue, Kennedy Street NW, Armed Forces Retirement Home/Washington Hospital Complex, Riggs Road and South Dakota Avenue, Central 14th Street, and Walter Reed Army Medical Center site.

Land Use Composition (2017)

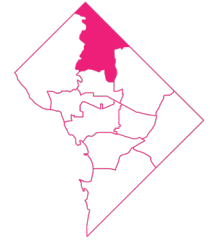


Racial Composition (2017)



# Rock Creek East

Element Summary: 22-RCE



## SUMMARY OF MAJOR POLICY THEMES

### Enhancing Neighborhoods and Corridors

- Implement recommendations of small area plans that have been incorporated since the 2011 Comprehensive Plan update including the 2009 Riggs Road and South Dakota Avenue Area Development Plan, 2012 Central 14th Street Vision and Revitalization Strategy, and 2013 Former Walter Reed Army Medical Center Small Area Plan.
- Support coordinated planning for future private redevelopment around the North Capitol Street and Irving Street cloverleaf intersection, including the Armed Forces Retirement Home and Washington Hospital Complex.
- Promote opportunities and support for locally-owned and neighborhood-serving businesses in the area's commercial districts.

### Expanding Housing Opportunities

- Expand opportunities for housing production throughout the area, with a focus on mixed-use development along commercial corridors, partnerships with institutional and religious landowners, and at large sites.
- Preserve and expand the stock of affordable housing for residents of all ages and abilities.

### Accommodating Growth

- Protect and enhance neighborhoods of Rock Creek West while allowing new housing opportunities for a mix of income levels, families, and other households.
- Incorporate thoughtful design transitions between large-scale and small-scale development.
- Reduce the dependency on cars and support parking and transit strategies that encourage multi-modal options.
- Expand comfortable and connected pedestrian and bicycle infrastructure and implement the 2016 Rock Creek East II Livability Study.

### Enhancing Community Services

- Co-locate health care, affordable housing, assisted living facilities with other public uses, as well as leverage services for residents over 60 years old.
- Ensure adequate and high-quality services and facilities for more vulnerable individuals and populations with special needs.