



DEANWOOD



Deanwood Community Workshop

DC OFFICE OF PLANNING
June 9, 2018

Welcome!



Vision

*Deanwood/Great Streets-
Nannie Helen Burroughs
Ave NE & Minnesota Ave
NE Strategic Development
Plan*

Strengthen the Deanwood Neighborhood as a “historically stable, self-reliant, self-sufficient and close-knit” community.

Enhance Deanwood as the “greenest” neighborhood in the District.

Promote a “better, safer and responsible future”, which supports a complimentary mix of housing, employment, retail, open space, recreational and institutional facilities.

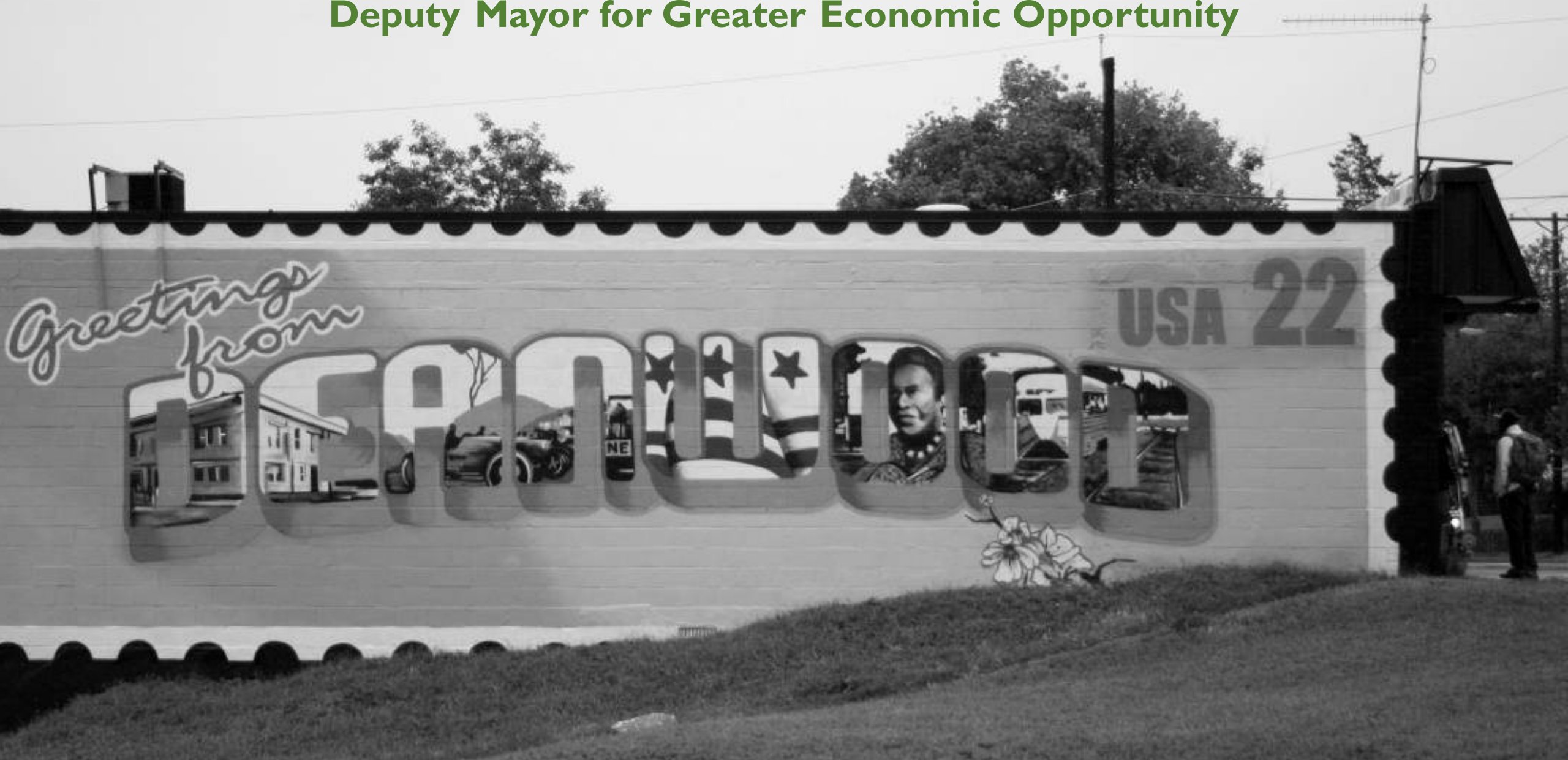
WHY are we here?



- Community desire to shape development in Deanwood
- Community interest in learning more about Deanwood Plan & how to use it
- Opportunity to better understand **PRIORITIES** & **PLACES** in Deanwood
- Opportunity to create new alliances to implement Deanwood Plan

COURTNEY SNOWDEN

Deputy Mayor for Greater Economic Opportunity



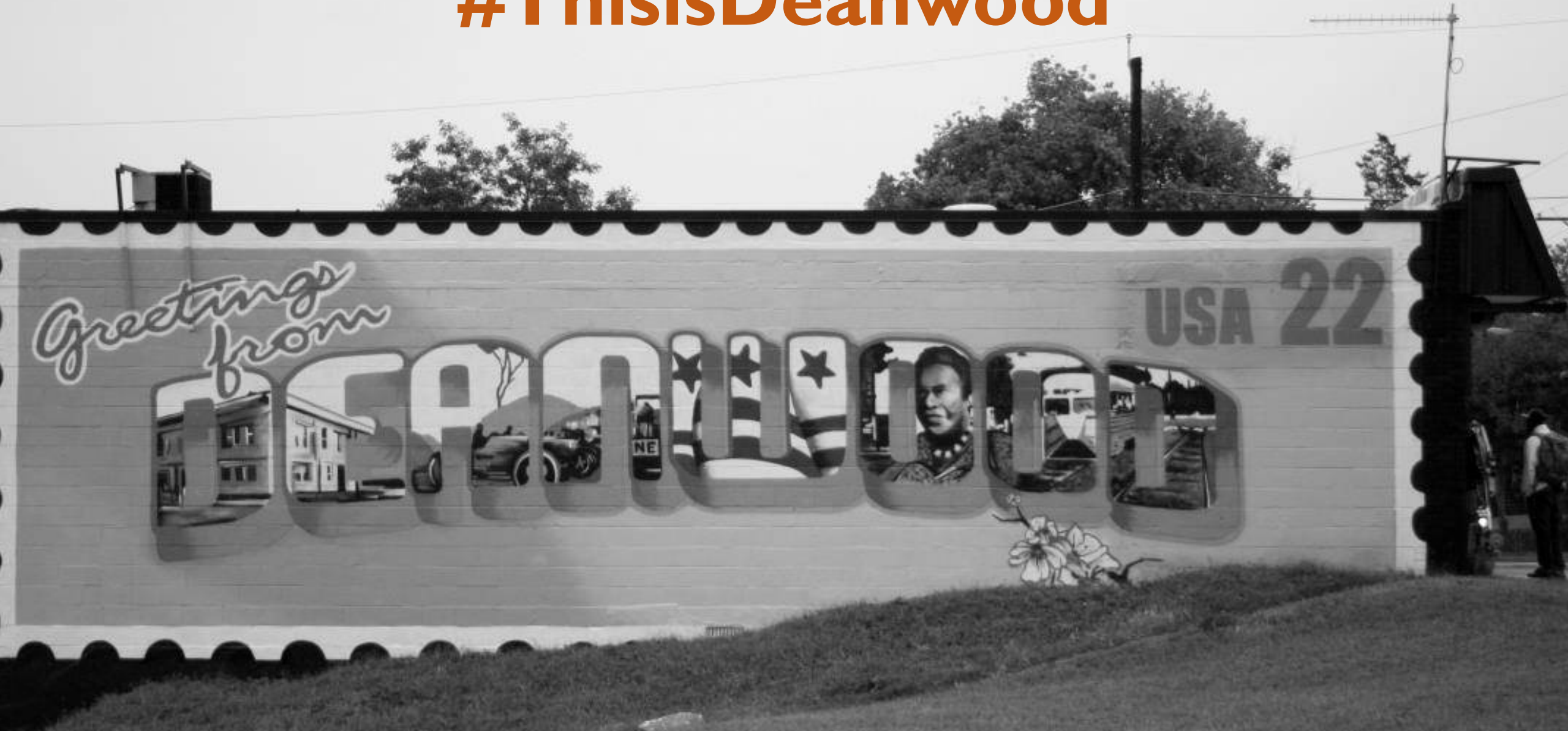
FELLOWSHIP!

Connect with your neighbors



DEANWOOD in Pictures

#ThisisDeanwood











ROSCOE MALETTE



THINK
OUTSIDE

WARD

7

RIVERSIDE
CAFE













WILSON
WILSON

N H Burroughs Av & 51st St. NE



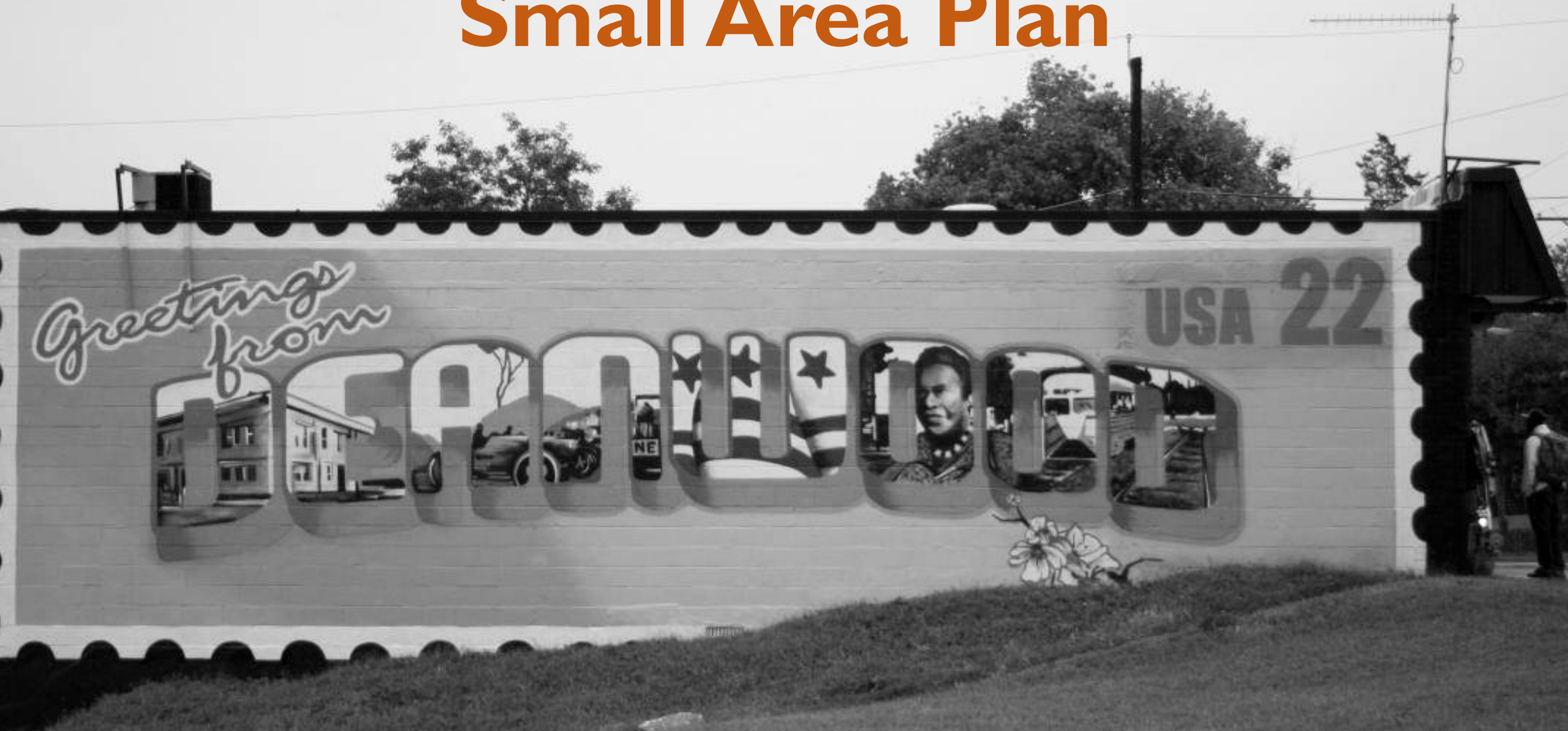






DEANWOOD

Small Area Plan



DEANWOOD

Planning Guidance

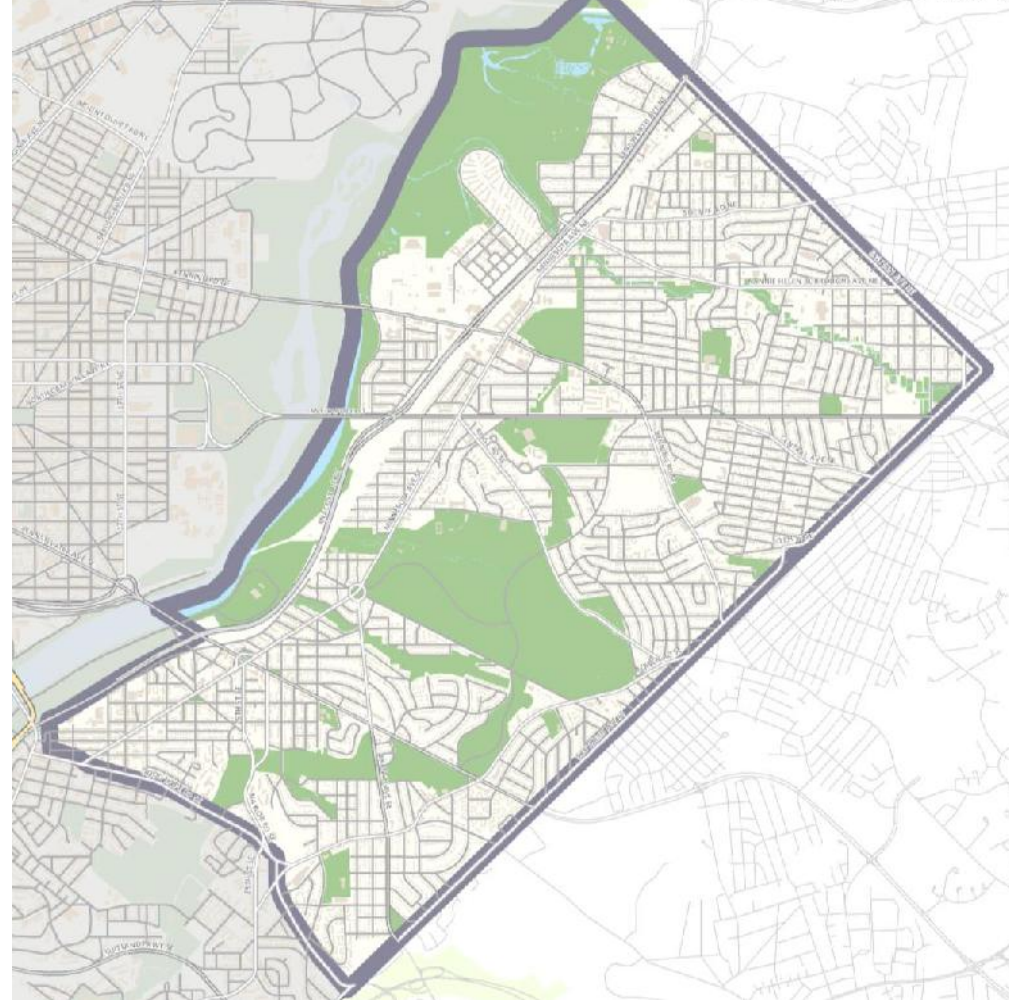


- **Comprehensive Plan:
Far Northeast/Southeast Area Element**
2006/2011 – Currently in Amendment Process
- **Deanwood Great Streets-Nannie Helen
Burroughs Ave & Minnesota Ave NE
Strategic Development Plan**
(Small Area Plan - SAP)
2008 – Approved by DC Council
- Lincoln Heights-Richardson Dwellings New
Communities Initiative
2008 – Approved by DC Council
- WMATA Station Access Improvement Study
June 2013

COMPREHENSIVE PLAN

Far Northeast/Southeast Area Element

Deanwood
Policy Focus Area



Neighborhoods

- Kenilworth
- **Deanwood**
- Burrville
- Lincoln Heights
- Fort Dupont
- Benning
- River Terrace
- Mayfair
- Capitol View
- Marshall Heights
- Benning Ridge
- Greenway
- Twining
- Penn Branch
- Randle Highlands
- Hillcrest
- Naylor Gardens
- Knox Hill/Buena Vista
- Fairlawn

83

**Proposed Text
Amendments**

29

**Proposed Map
Amendments**

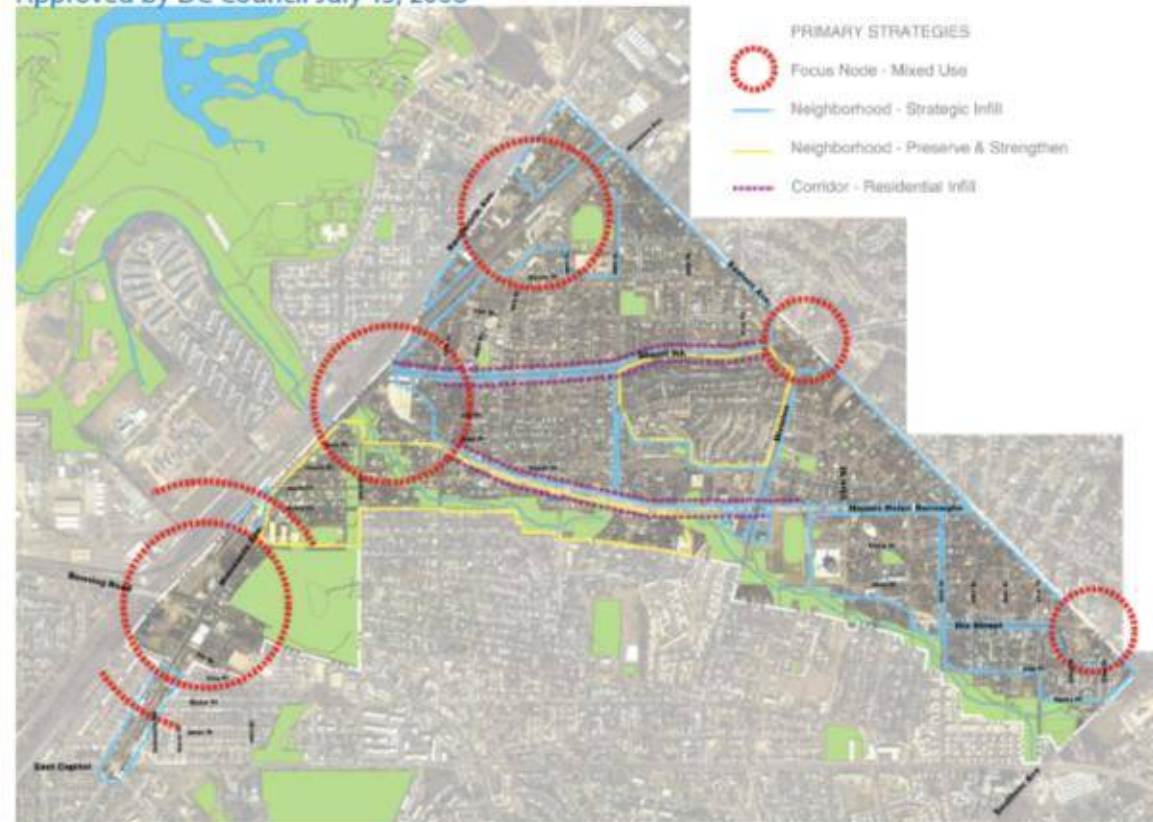
Deanwood Small Area Plan

DEANWOOD /
GREAT STREETS – NANNIE HELEN BURROUGHS AVE NE
& MINNESOTA AVE NE

Strategic Development Plan

March 2008

Approved by DC Council July 15, 2008



District of Columbia Office of Planning

What are Small Area Plans?



Approved by DC Council via resolution

Supplement the Comprehensive Plan

- *detailed direction for development of city blocks, corridors, & neighborhoods*

Allow **residents** to develop **strategic priorities**—
shape **future development** in their neighborhoods

Identify **gaps & opportunities in city services/**
resources at neighborhood level

Shape **capital budget decisions** & agency investment
priorities

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Deanwood Small Area Plan

FOCUS NODES

Minnesota Avenue & Benning Road NE

Deanwood Metro Station

Nannie Helen Burroughs Gateway

Sheriff/Eastern Gateway

Dix Street/Seat Pleasant Gateway

The plan looked at five focus nodes for place-specific strategies:



1. Minnesota Ave &
Benning Rd NE
"Downtown Ward 7"



2. Nannie Helen Burroughs
Gateway



3. Deanwood Metro
Station



4. Sheriff / Eastern
Gateway



5. Dix Street / Seat Pleasant
Gateway

Deanwood Small Area Plan

DEVELOPMENT FRAMEWORK

- Strengthen & enhance Deanwood "Focus Nodes" with **higher quality commercial & mixed-use development**.
- Focus **strategic residential infill** in areas with significant **vacant lots**. Explore alternative **community-beneficial uses** for vacant lots, such as community gardens.
- In areas with few lot vacancies, develop strategies to **preserve and strengthen** the neighborhood.
- Promote residential infill along **Nannie Helen Burroughs Avenue & Sheriff Road**.

Deanwood Small Area Plan

**KEY
THEMES**

LIVE AND WORSHIP

SHOP AND WORK

PLAY AND LEARN

CONNECT

Deanwood Small Area Plan

LIVE AND WORSHIP



RECOMMENDATIONS

- **Develop mixed-income infill housing;** ensure appropriate development through design review & enforcement; regulatory incentives given for affordable housing.
- Focus **faith-based redevelopment** of properties on **commercial & housing production.**
- Develop a **needs assessment** of **desired community uses** that **faith-based organizations** can provide support in developing.

Deanwood Small Area Plan

SHOP AND WORK

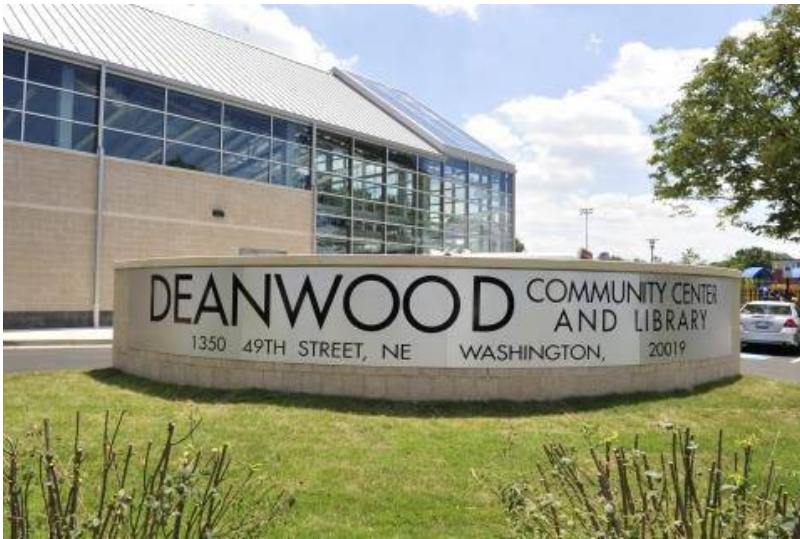


RECOMMENDATIONS

- Provide **technical & financial assistance** for existing **local business retention & expansion**.
- **Increase employment & entrepreneurial opportunities** in Deanwood through **job training, education, & job-placement services**.
- Provide economic incentives for **quality retail creation** through site assemblage & regulatory approvals to encourage the type of development desired by residents.
- Target economic incentives to retailers that provide **access to fresh, healthy food** within the major commercial corridors nodes.

Deanwood Small Area Plan

PLAY AND LEARN



RECOMMENDATIONS

- **Re-design park sites** to optimize their **accessibility, safety, & usefulness** to the populations intended to be served.
- **Seek meaningful input from area residents & ANCs** for **park or open space redesign**
- Create a **Watts Branch Stream Valley Pilot Project** with multi-agency, coordinated neighborhood investment initiatives that create **healthier, more livable communities** where all can work, live and play.
- **Enhance existing educational facilities** through upkeep and repair.
- **Provide public art** within publicly funded projects, utilizing **area youth** & highlighting **historic neighborhood aspects**.

Deanwood Small Area Plan

CONNECT



RECOMMENDATIONS

- **Implement Great Streets** Design Plans for **Minnesota Avenue NE** (*Right-of-way and intersection improvements, streetscape*).
- **Extend Minnesota Avenue to allow direct access to Deanwood Metro Station** to create greater pedestrian, bicycle and vehicular mobility.
- Complete **sidewalks & streetscape upgrades/repairs along Nannie Helen Burroughs Avenue**, including low impact design principals.

Deanwood Small Area Plan

PLAN PROGRESS

2008 – 2018



589 affordable units:
70 units completed, 150 units under construction, and 369 units planned.



Over \$15 million in streetscape improvements for Nannie Helen Burroughs Ave NE and Minnesota Ave NE



Over \$40 million for renovation of the Deanwood Recreation Center and Library and Marvin Gaye Recreation Center



Over \$50 million for modernization of Ron Brown College Prep, Houston Elementary, and Kenilworth Elementary



The Equity Advisory Group to help communities along the Watts Branch build resilience to future threats



Support for local businesses through the Great Streets and Main Streets programs

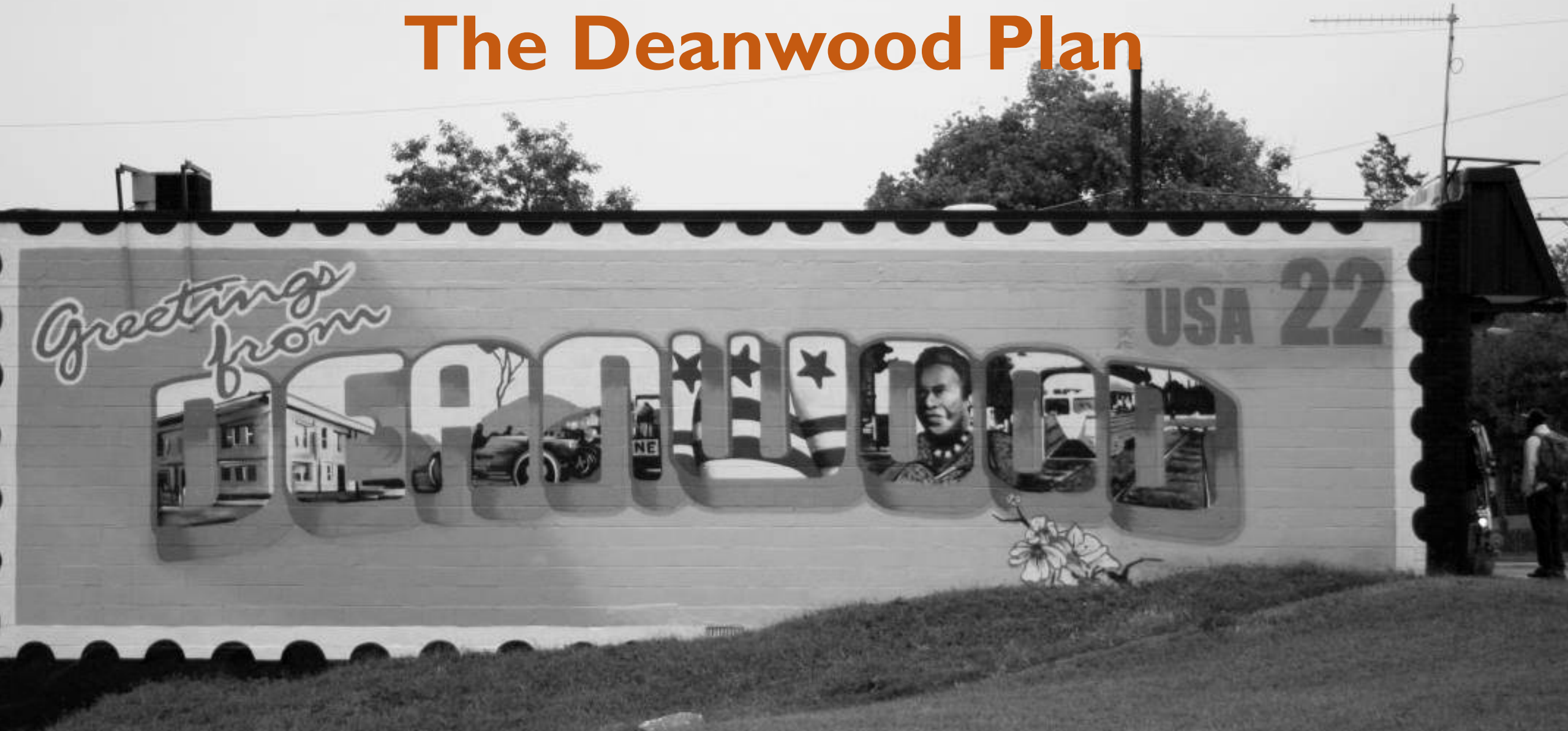
Deanwood Small Area Plan

MAJOR DEVELOPMENT

In & adjacent to Deanwood:

- **Deanwood Recreation Center & Library (completed)**
- **The Nannie Helen at 4800 (completed)**
- **Eden Place phase I (completed)**
- 5201 Hayes Street/Deanwood Hills (under construction)
- The Strand Theater (planned)
- The Strand Residences (planned)
- Lincoln Heights and Richardson Dwellings (planned)
- Progressive National Baptist Convention Residences @ Nannie Helen Burroughs School

HOW TO USE The Deanwood Plan



Deanwood Small Area Plan

How to use the SAP?

Community members are critical to implementation of Small Area Plans

Community Organizations:

- implement community-led recommendations
- evaluate development proposals
- advocate for implementation actions by District Agencies

Property Owners & Developers:

- understand community development priorities to shape projects that meet needs.

District Agencies—plan capital improvements, public investments, & programming

Zoning Commission—evaluate development proposals that require discretionary approval

Deanwood Small Area Plan

A Guide for Planned Unit Development

Conceptual Illustrative - Deanwood Metro



DEANWOOD TODAY: Data & Trends



Deanwood Today.

DEMOGRAPHIC TRENDS in Deanwood

Changes from 2009 to 2016
U.S. Census 5-Year American Communities Survey

- Deanwood's **population grew by 1,058 (+5%)**
- Residents' median age increased to **38.5 years old** (decreased to 33.8 yrs old citywide)
- Median **household income grew faster (+45%)** compared to citywide (+29%)
- **Unemployment decreased more (-6.8%)** compared to citywide (-0.5%)
- **672 new homes added (+7%)** compared to citywide (+8.2%)
- Median **property values increased to \$229,400 (+6%)** compared to citywide \$506,000 (+15%)

TABLE CONVERSATIONS



MEETING FORMAT.

GROUND RULES

Maintain a positive attitude. It's all About #ThisisDeanwood

- Treat everyone with respect.
- Turn cell phones off or to vibrate. Take urgent calls outside.
- All Ideas Are Valid.
- One Speaker at a Time. Listen to understand.
- Use I Statements.
- Limit side conversations.
- Be patient when listening and do not interrupt.
- Treat everything you hear as an opportunity to learn and grow.
- Seek Unity not Separation.

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*TABLE
CONVERSATIONS:*

PRIORITIES & PLACES

INTRODUCTIONS

YOUR BLOCK:

- What is one thing you **like** about your block?
- What is one thing you would like to **change** about your block?

TABLE
CONVERSATIONS:
PRIORITIES

*For each
Deanwood Plan
Key Theme:*

LIVE AND WORSHIP
SHOP AND WORK
PLAY AND LEARN
CONNECT

- **How are you feeling today about the recommendations from the Plan?**
- **Which of the recommendations are of greatest importance?**
- **Are there new issues or priorities not included in these recommendations?**

TABLE
CONVERSATIONS:

PLACES

FOCUS NODES:

- Share your thoughts about development taking place or planned at Deanwood Plan Focus Nodes.

OPPORTUNITY AREAS:

- What other places not identified in Deanwood Plan need attention?

*TABLE
CONVERSATIONS:*

**PRIORITIES &
PLACES**

Post-workshop Actions—

What can you do?

Table Recaps—

Top Priorities from Deanwood Plan

*WHERE do we
go from here?*

NEXT STEPS

- **Compile & reflect** on today's feedback
- **Consider** what we can include as **Comp Plan amendments** for Deanwood
- **Identify additional opportunities** to engage & work together to make the Deanwood Plan's Vision a reality

Thank You!

DC Office of Planning

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planning.dc.gov

@OPINDC #ThisIsDeanwood

