

The District of Columbia
Office of Planning
Anita Cozart, Director



Nannie Helen Burroughs Corridor Small Area Plan (NHBC-SAP) Draft Recommendations Discussion

April 24, 2024

Agenda



- 1. Meeting Objectives & SAP Overview**
- 2. What We've Heard**
- 3. From Vision to Recommendations**
- 4. Discussion**
 - 1. Development Opportunities (All)**
 - 2. Green Spaces & Connectivity/History & Culture (Break Out Group)**
 - 3. Public Realm and Urban Design Guidelines (Break Out Group)**
- 5. Report Out and Next Steps**





Meeting Objectives

We would like to:

- Confirm we have accurately captured your input to-date
- Share and receive additional feedback on draft vision and recommendations for the corridor.
- Ensure you understand how to engage with OP during next steps of the process.

How does the April 24 meeting support the May public meeting?

OP will use feedback from today's meeting to further refine and develop draft recommendations shared at the May meeting.

Nannie Helen Burroughs Corridor Small Area Plan (NHBC-SAP)



The SAP is focusing on three priorities to create a vibrant and walkable mixed-use corridor with enhanced parks, green spaces, and multi-modal connections. The SAP will reflect the 2021 Comprehensive Plan Update.

- Provide guidance for new mixed-use development at key nodes along the corridor, including potential for additional housing, retail and commercial uses.
- Establish guidelines that support a socially active and equitable streetscape with a more human-scale.
- Create recommendations for better use, activation and connectivity of parks and green spaces along and adjacent to the corridor.

What We've Heard



Housing & Economic Development Opportunities

- Maintain small town identity (5 stories)
- Draw visitors down the corridor
- Potential for catalytic investments (private or government)
 - Annual events drawing visitors
 - New homeownership opportunities
 - More residents increase demand to support retail (like grocery)
 - Community telework locations

Public Realm/Urban Design Guidelines

- Transit hub along Nannie Helen Burroughs Ave
- Safety concerns inside parks and at connection points
- Flooding and storm water management issues
- Trash concerns
- Encourage businesses/owners to program adjacent public spaces
- Restore previous community public space activations

Green Spaces & Connectivity/History & Culture

- Realize museum/tour potential
 - Walking/segway tours
 - Memorials and museums on school campuses
- Share history of bread factory, credit union, suburban yards, Dunbar/Nannie Helen Burroughs, local businesses
- “Everyone agrees on expanding park space and doing more historic/cultural preservation”



From Vision to Recommendations

Conceptual Vision

Housing & Retail



Town Square



Park Space + Green Connection

Conceptual Vision

Housing + Retail

- Active ground floors and adjacent spaces with entertainment, retail, and dining with outdoor seating
- Support retention of existing businesses and new employment opportunities
- Engaging, human-scale facades that establish gateway entries
- Multi-unit housing providing a mix of market rate and affordable units supporting retail businesses
- Expanded access to homeownership for first time homebuyers



Source: David Baker Architects



Source: WTOP Radio



Source: DC Office of Planning



Source: Home.com



Source: Perkins Eastman



Conceptual Vision

Town Square

- Active public spaces for leisure and gathering with seating and recreation
- Hub for community events, giveaways, presentations, and youth programs
- Engaging building facades of a smaller scale that indicate more intimate social settings
- Place-based connectivity that encourages strong bonds amongst community members
- Recommendations for commemorative subjects important to Deanwood



Source: Trail-Marvin Gaye Park



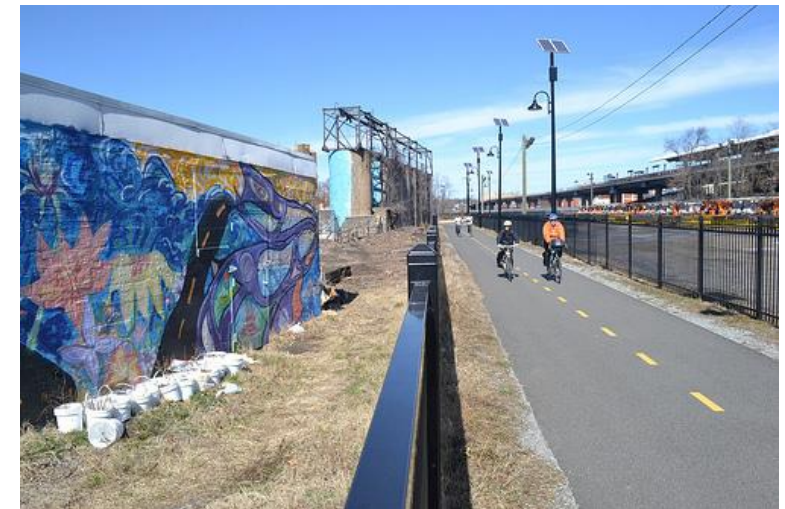
Source: DPR Lederer Gardens



Source: Un-earth Woman



Source: Malcolm K, Flickr



Source: Rik Freeman/Jerome Johnson



Conceptual Vision



Park Space + Green Connection

- Commemorative works and public art installations that reflect neighborhood history and culture
- Wayfinding and signage in public space that provide community identifiers
- Recreational and playground space for cross-generational interaction
- Community gardens and urban forests that support resilient sustainable strategies and offer human connection to nature



Source: Studio Gallery



Source: DPR Lafayette-Pointer Park Playground



Source: DC Office of Planning



Source: DPR Lederer Gardens



Future Development and Group Discussion



Babatunde Oloyede, President and CEO





5121 Nannie Helen Burroughs Avenue NE



Project Details

- 6 Stories
- 86 affordable units
- 2,400 SF Retail Space

Design Features

-  Incorporated Historic Theater
-  Quality materials and active use at ground floor
-  Bay windows/balconies break down scale
-  Interesting rooftop elements

4800 Nannie Helen Burroughs Avenue NE







Source: Google Streetview

Project Details

- 5 Stories
- 70 affordable units
- 1,790 sq' retail space/
3,438 sq' office space

Design Features

-  Active Ground Floor Retail
-  Window Projections/Varied
Materials Break Down Facade
-  Interesting Rooftop
Elements
-  Green Space Where Ground
Floor is Inactive

5201 Hayes Street NE




Source: Google Streetview

Project Details

- 4 Stories
- 150 affordable units
- No retail space

Design Features

-  High-Quality Materials & Bay Window Break Down Scale
-  Landscape Separating Residential from Pedestrians
-  Multiple Entrances Activate Ground Floor
-  Interesting Roof Elements

Group Discussion: Future Development



We are seeking additional input on this section before we refine recommendations.

Recent projects show how the current Future Land Use Plan (FLUM) can support development opportunities. Your feedback will lead to recommendations that shape new development on the corridor.

- Does recent development reflect your vision of the corridor?
- What did the projects get right?
- What could be better?
- Are there preferred uses?

All participants will remain in one group to discuss, ask questions, and make additional comments.



Green Spaces & Connectivity/History & Culture, Public Realm and Urban Design Guidelines

Breakout Group Discussions



We will break out into rooms to discuss the remaining two categories:

Group 1: Green Spaces & Connectivity/History & Culture

Group 2: Public Realm and Urban Design Guidelines

Your feedback on this section will lead to recommendations that reflect how you want to honor community history & culture, use & design of public space, and designs of new development.

Participants will be in two breakout rooms.

Following discussion all participants reconvene to share highlights from their discussions.

Group 1 Discussion: Green Spaces & Connectivity/History & Culture



We are seeking additional input to refine these recommendations. Your feedback will lead to recommendations that reflect how you want to use parks and open spaces and ensure Deanwood's history and culture is shared and maintained.

Group 1: Green Spaces & Connectivity/History & Culture



Recommendations based on what we have heard:

FOCUS: Connect people to place and green spaces, strengthen sense of belonging, develop common understanding, explore a shared history

- **Preserve Neighborhood Identity**
 - Historic interpretation and wayfinding
 - Enhance area's identity through branding initiatives
- **Commemoration and Connection**
 - Reinforce work of the Commemorative Work Technical Assistance Program
 - Strategies for commemoration along the corridor, and in parks and green spaces
 - Potential commemorative subjects and community achievements
- **Culturally Sensitive Design Guidelines**
 - Incorporate existing character-defining features into new developments
 - Conserve existing buildings and resources
 - Promote the use of parks and green spaces for passive recreational and family events and activities

Commemorative Works Technical Assistance Program

The Office of Planning (OP) invites you to help plan new monuments and memorials in your community!



About the Project:

The Commemorative Works Technical Assistance Program (TAP) will support local partners participating in the program to increase commemoration of Black Washingtonians and other leaders of color in all Wards of the District. After subjects and sites have been identified, a design team and public artists provided by OP and the DC Commission on the Arts and Humanities will prepare concept designs.

As the Nation's capital, monuments and commemorative works have typically been focused on or reserved for commemoration to individuals or subjects of national importance within the monumental core, the original L'Enfant City, and mostly in Wards 1, 2, 3, and 6. Many of these subjects participated in slavery, systemic racism, and the mistreatment of, or took actions that suppressed equality for, persons of color, certain groups of people, and women.

DC's Commemorative Works Program reviews proposals submitted by sponsors, but since the

Discussion on Green Spaces & Connectivity/ History & Culture



Source: DC History Center

What are your priorities in preserving the **history and culture** of Deanwood?

How do you envision the corridor's history and culture as a self-sufficient African American community shaping its future development and growth?

- Cross-generational spaces
- Public art
- Park design
- Commemorative works
- Identifying legacy businesses
- Historic designation
- Holiday Tours
- Museum information/community center
- Community gardens

Do you have additional priorities?

Discussion on Green Spaces & Connectivity/ History & Culture



What significant landmarks and sites in Deanwood currently promote historic or cultural awareness?

What landmarks and sites need more resources and attention?

Please list these here...

Source: Deanwood Civic Association – Deanwood Day

Discussion on Green Spaces & Connectivity/ History & Culture



What are your priorities for improving **green spaces and connectivity**?

Please rank:

- Lighting
- Commemorative works
- Wayfinding signage
- Pop-up retail/farmers markets
- Enhanced access points to green spaces
- Enhanced/additional bus stops
- Traffic calming
- Bike lanes
- Solve for illegal dumping
- Flood mitigation/storm water management



Access point to Marvin Gaye Park from Nannie Helen Burroughs Ave NE

Do you have additional priorities?

Group 2: Public Realm/Urban Design Guidelines



We are seeking additional input on this section before we refine the recommendations. Your feedback will lead to recommendations that reflect how you want to use parks and open spaces and ensure Deanwood's history and culture is shared and maintained.

Group 2: Public Realm/Urban Design

Guidelines



Recommendations based on what we have heard:

FOCUS: Develop connections throughout the neighborhood while expanding public space activities

- **Connect and activate Nannie Helen Burroughs Avenue and Marvin Gaye Park**
 - Locations for wayfinding tools through public art and commemorative works
 - Guidelines for buildings fronting corridor and park encouraging visual connections and an invitation to explore/linger
- **Create a multimodal environment that is safe, comfortable and engaging for pedestrians**
 - Streetscape guidelines for developers and stakeholders
 - Improved access to public amenities, sidewalks and parklets supporting dining + business uses, and expanding pedestrian facilities
- **Elevate the streetscape infrastructure to encourage recurring public space activation beyond dining**
 - Spaces for recurring activations celebrating community's cultural identity
 - Design of small parks and plazas to activate public space

Discussion on Public Realm and Urban Design Guidelines



What elements can be introduced along the corridor that contribute to pedestrian **safety**, **comfort**, and **enjoyment**?

Pennsylvania Avenue East - Existing Conditions



Pennsylvania Avenue East – Proposed Vision



Prather's Alley, Mount Vernon

Discussion on Public Realm and Urban Design Guidelines



*What are **outdoor uses**,
- in addition to outdoor dining associated with local, small businesses - that may invite you to spend time on the corridor's sidewalks and parks smaller than Marvin Gaye Park?*

Discussion on Public Realm and Urban Design Guidelines



Source: DCAC x AdMO Window Display Exhibition



Source: Baltimore City Alley Activation Concept

What are your priorities for **improving** and **activating** the Public Realm within the study area ?

Please rank:

- Community gathering spaces and shaded seating
- Art installations and play opportunities
- Community gardens
- Dog parks
- Active and vibrant alleyways
- Uses for empty storefronts
- Other



Report Out from Small Groups and Next Steps

Next Steps

Upcoming

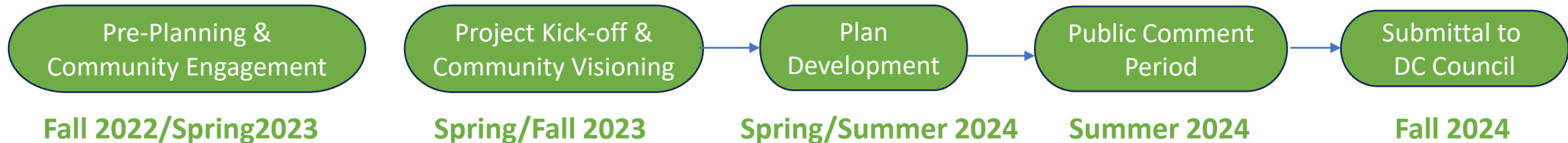
- Community Office Hours:
 - April 26, 2:00-5:00 pm
Marvin Gaye Park at 51st Street
 - May 3 and 10, 2:00-5:00 pm
Marvin Gaye Park at 51st Street
- Draft Recommendations Open House:
 - June 1, 11:00 am – 2:00 pm
(location to be confirmed)

Anticipated

- Release Draft SAP for Public Comment
- Community Office Hours
- Mayoral Hearing
- Public Comment Period Ends
- Finalize SAP and Submit to DC Council



We Are Here



Black Entrepreneurs of Deanwood



Reverend Henry S. and Georgia Washington, Washington & Sons Funeral Home



Howard D. Woodson, Suburban Gardens Amusement Park



Henry Parker, Suburban Market

Commemorative Work Technical Assistance Program Update

Join OP and our design team **Saturday, April 27, 10:00 am to 12 noon** at the corner of Nannie Helen Burroughs Avenue NE & 49th Street NE (across from the 7-Eleven) to discuss a vision and concept for a commemorative work focusing on legacy black entrepreneurs of Deanwood.

Black entrepreneurs provided goods and services to Deanwood when restrictive covenants contributed to segregation of neighborhoods and commercial businesses.

Deanwood was a neighborhood that prided itself on being a self-sufficient and built primarily by and for African American residents.

African American investors operated businesses at a time when financing for African American-owned businesses were limited.

Stay Connected

Deborah Crain-Kemp, Project Manager
deborahLcrain.kemp@dc.gov
(202) 442-7615

Alex Krefetz, Community Planner
alex.krefetz@dc.gov

DC Office of Planning
(202) 442-7600
Planning.dc.gov



CONTACT US!

For up-to-date information on the Nannie Helen Burroughs Corridor Small Area Plan visit:
WWW.PUBLICINPUT.COM/NHBSAP



202-442-7600



PUBLICINPUT.COM/NHBSAP



NHBSAP@DC.GOV



TEXT PLAN TO 855-925-2801



Questions and Answers



Thank You!