



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

Project Update – March 16, 2024

# Agenda

1. Welcome
2. Meeting Goals and SAP Overview
3. Existing Conditions
4. Public Space Activity
5. Vision
6. Next Steps



# Goals for Today's Meeting



OP would like our community stakeholders to:

- Confirm we have captured your feedback to-date and provide any additional input
- Participate in an activity about how to activate public space
- Share feedback on a conceptual vision for the corridor
- Understand how you can engage with us in the next steps of the process

# Small Area Plans (SAP)



## What They Do

- Small Area Plans supplement the Comprehensive Plan
- Provide detailed direction for specific geographic areas
- Manage growth and promote revitalization
- Achieve long-range planning goals
- Reflect collaborative public process
- Sent to DC Council for final approval
- Inform future updates to Comprehensive Plan

## What They Include

- Existing conditions analysis
- Specialized studies (e.g. market analysis, public realm and design, historic resource assessment)
- Vision and goals
- Recommendations and implementation strategy

# 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-scaled configuration.
- Create recommendations for better utilization, activation and connectivity of local parks and green spaces along and adjacent to the corridor.



# Existing Conditions

# Analysis Underway



Existing Conditions Analysis



Public Green Spaces and Connectivity




Development Opportunity Analysis



Public Realm and Urban Design Guidelines



History and Cultural Assets



On-Going Community Engagement

# Community Engagement To Date



- 255 Total Attendees at Summer 2023 Engagement Events
  - **Kick-off! Nannie Helen Burroughs Marketplace at the Riverside Center (April 1, 2023)**
  - Conversations in the Park (June 25, 2023)
  - Back to School Fest (August 26, 2023)
- 116 Completed Surveys
- 93 Comments submitted on Project Website
- 5 Community Walks/Site Visits
- 2 Inter-Agency/Neighborhood Committee Meeting
- 1 Community Advisory Committee Meeting
- Deanwood Day (tabled May 20, 2023)
- Peace Rally (tabled June 24, 2023)
- Community Charrette (November 7-9, 2023)





# What We've Heard and Learned



# Development Opportunity Analysis



## What We've Heard

- A desire to stabilize and preserve existing retail
- More and better neighborhood-serving retail (e.g. cleaners, corner store, coffee shop)
- Home Ownership Opportunities (single-family and multi-family)

## Existing Conditions

- Limited retail offerings
- Near-term new mid-rise mixed-use buildings
  - Current asking rents suggest that new market-rate rental housing is unlikely over the next several years
- Opportunity for new infill single-family housing



# History and Cultural Assets



## What We've Heard

- Support restoration of Deanwood Neighborhood Heritage Trail signs
- Encourage walking tour programs
- Engage and assist community-based exploration of heritage sites and preservation goals

## Existing Conditions

- Strand Theater and National Training School for Women and Girls Campus are recent designated historic sites along the Nannie H. Burrough corridor
- Early Black entrepreneurs on corridor identified as potential subject for local commemorative work



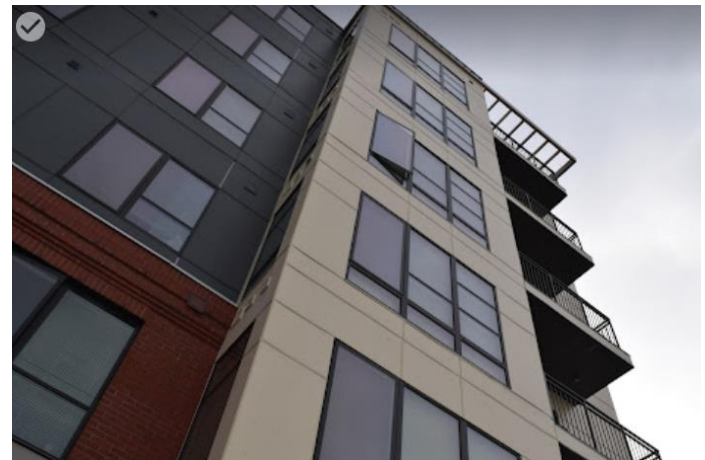
# Public Realm and Urban Design

## What We've Heard

- Demand for more security lighting
- Plant more fruit trees
- Retain cultural resources
- Reimagine alleyways
- Expand activity center
- Scale of Right-of-way
- Activate parks and public spaces

## Existing Conditions

- Few multi-family buildings with commercial ground floor
- Community garden, green spaces, plazas, alley network
- Some legacy businesses
- Narrow sidewalks with few seating/shade opportunities
- Lack of outdoor dining
- Challenging wayfinding



# Green Space and Connections



## What We've Heard

- Programing for families first
- Establish clean-up campaign
- Enhance existing and create new playgrounds
- Preserve neighborhood culture and create new educational resources

## Existing Conditions

- Existing green spaces are undefined and underutilized
- Unclear points of access between commercial corridor and green spaces
- Ongoing efforts looking at commemoration on corridor
- Several existing arts and cultural installations



# Group Discussion on What We Just Shared



Did we capture your feedback correctly?

Is there anything we missed?

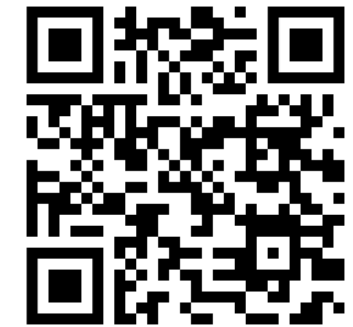
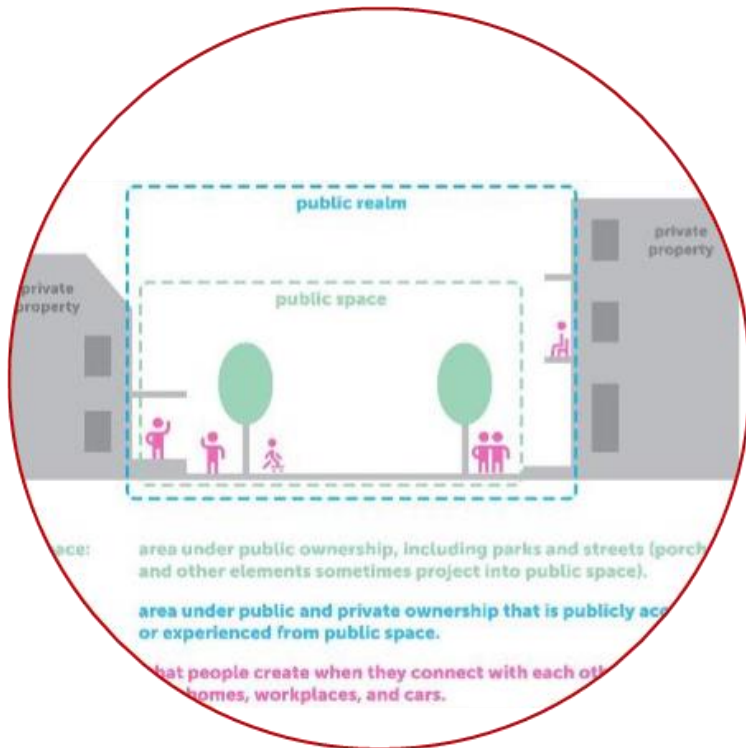
Is there anything more you want to share?

- Development Opportunities
- History and Cultural Assets
- Green Space and Connectivity
- Public Realm and Urban Design



# Public Space Activity

# Urban Design Overview



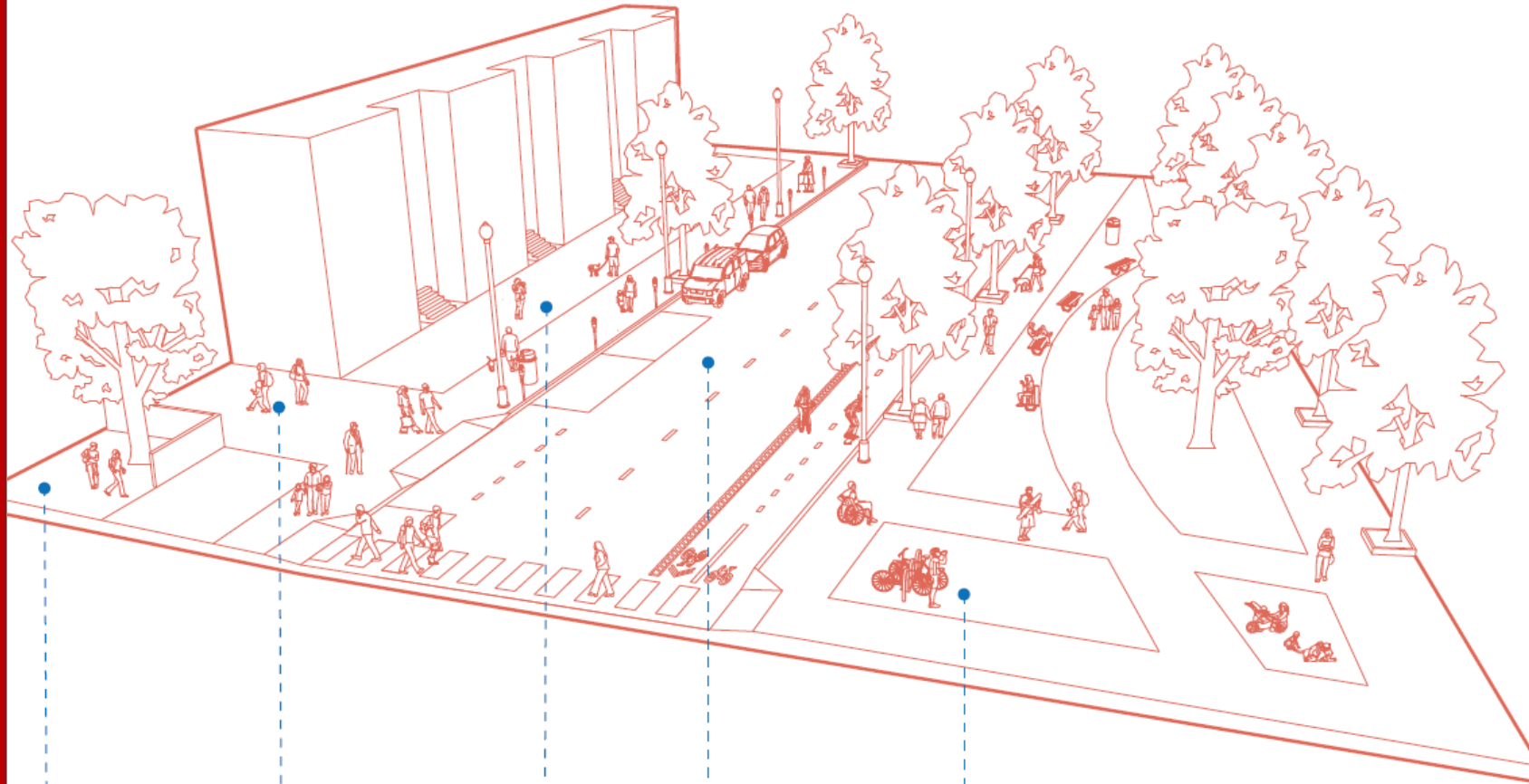
**SCAN ME  
FOR SURVEY**

## *How can this apply to Nannie Helen Burroughs Avenue?*

- Multimodal environment prioritizing pedestrian comfort and safety
- Universal streetscape with wayfinding tools
- Buildings with active ground floors and engaging facades
- Preservation and celebration of local civic and cultural identity
- Outdoor activation and playable art



# Public Space Activation Exercise



Other/Interim  
Open Space

Alley

Sidewalk

Street

Park, Plaza, or Square

## Culture + Heritage

gatherings that celebrate music, art, architecture, food, and cultural history  
*e.g. film screenings, mini music performances, etc.*

## Play + Socialization

informal pick-up sports, block parties, games, and social gatherings  
*e.g. kid's birthday party, outdoor office lunch time, etc.*



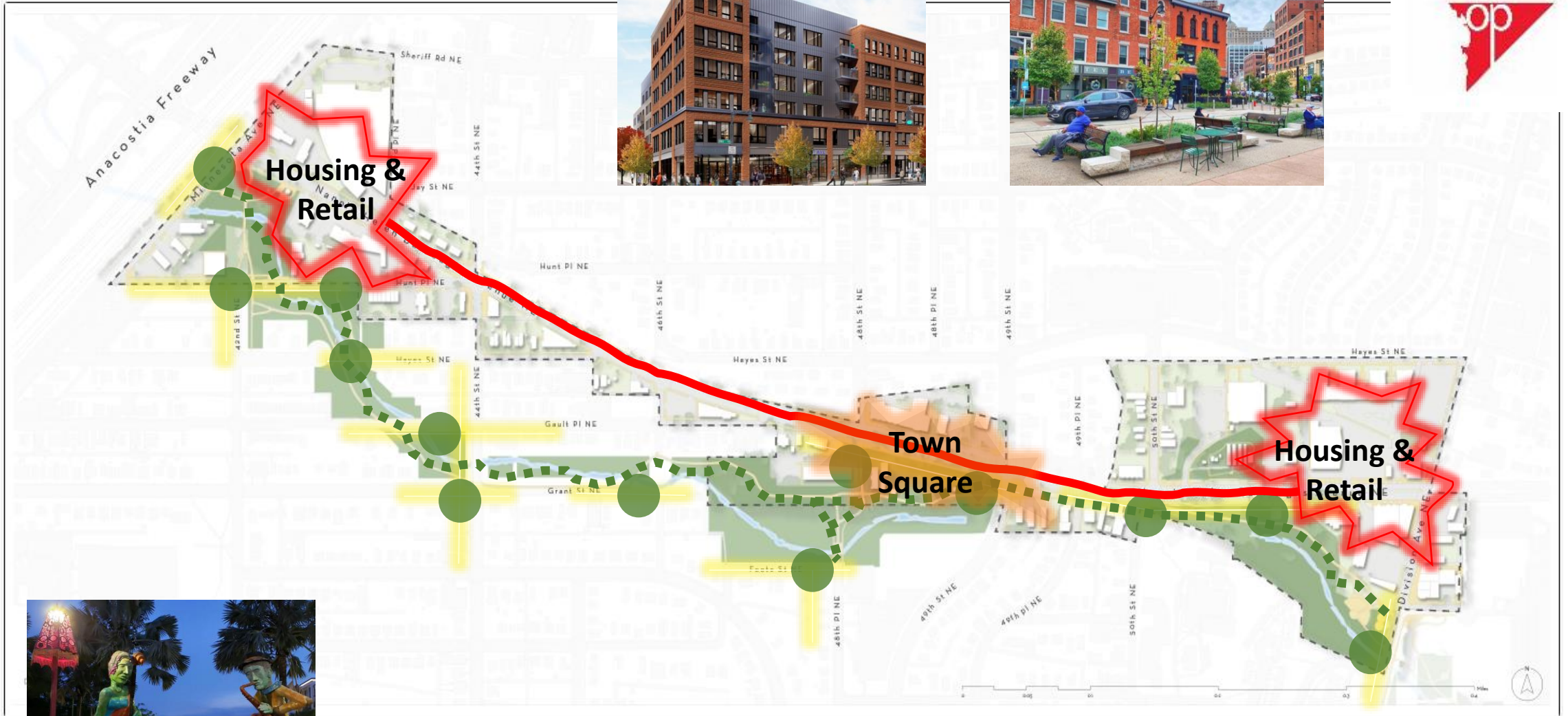
# Vision

# Conceptual Vision

Housing & Retail



Town Square



 Park Connection

# Housing & Retail



## Vision

- Active ground floor retail for entertainment, shopping, and dining with outdoor café seating
  - Support retention of existing businesses
  - Provide new employment opportunities
- Engaging and human-scaled building facades that establish gateway entries into the corridor
- Activation of public space for leisure
- Multi-unit housing providing a mix of market rate and affordable units to help support the retail businesses
- Expanded access to homeownership for first time homebuyers



# Town Square



## Vision

- Activated public spaces for leisure and gathering with outdoor seating and recreational spaces (i.e. playgrounds)
- A 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
- Recommending commemoration of local subjects important to Deanwood



# Park and Green Space Connections

## Vision

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



# Breakout Discussion on Vision



- What are your initial thoughts on the overall vision that includes additional retail and housing at both ends of the corridor?
- What are the most important elements of the vision? Please rank them and share why you ranked them in that order.
- How can Deanwood's town square reflect the culture of the neighborhood's past, present, and future?

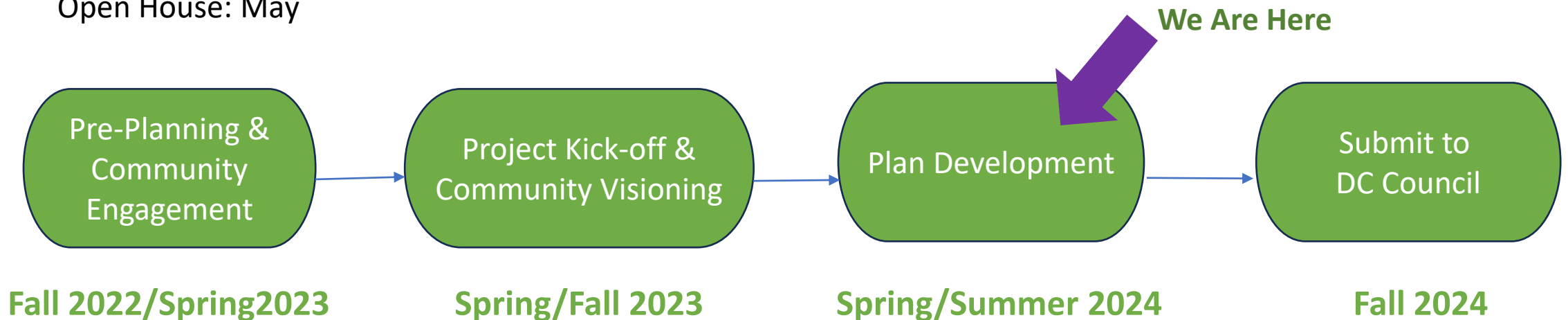
# Next Steps

## Upcoming

- Community Office Hours: Weeks of March 18th and 25<sup>th</sup>
- Virtual Public Meeting: April 24<sup>th</sup>
- Community Office Hours: May
- Draft Recommendations Open House: May

## Anticipated

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





# Stay Connected

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## CONTACT US!

For up-to-date information on the Nannie Helen Burroughs Corridor Small Area Plan visit:  
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## Questions and Answers



**Thank You!**