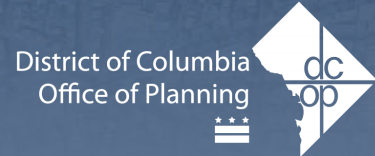


North Capitol Crossroads Existing Conditions Report

March 2024





Manicured Grounds of the Armed Forces Retirement Home

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Introduction



Georgia Ave

Irving St

Michigan Ave

Franklin St

1st St

North Capitol St

Introduction

What is the North Capitol Crossroads?

The North Capitol Crossroads (NCC) is identified as a Future Planning Analysis Area on the Generalized Policy Map of the District of Columbia's Comprehensive Plan. Located less than 3 miles from the US Capitol, the NCC area comprises mostly institutional land in the vicinity of the North Capitol and Irving Street cloverleaf intersection. The area's institutional uses include the Armed Forces Retirement Home (AFRH), MedStar Washington Hospital Center, Children's National Hospital, Washington Veterans Administration (VA) Medical Center, McMillan Reservoir and former Sand Filtration Site, Trinity Washington University, The Catholic University of America, Basilica of the National Shrine of the Immaculate Conception (Basilica), other religious institutions, and some residential and commercial uses.

Many of the area's institutions are critical anchors within the District while also being poised for change. With multiple large developments on these sites either planned or underway, the District of Columbia Office of Planning (DCOP) is developing a forward-looking vision for NCC to inform future planning and decision-making. This Existing Conditions Report complements an online Storymap delving into the area's history, a series of oral histories archived at the District of Columbia Public Library telling the stories of longtime residents and workers in the area, a two-episode podcast featuring key elements of these oral histories, and a project website where these items can all be accessed: northcapitolcrossroads.com.



Study Area and Neighborhoods

About the Neighborhoods



Bloomingdale traces its origins to estates and orchards, which later transitioned into a hub of light industries and then a residential area characterized by Victorian row houses. Crispus Attucks Park, accessed by rear alleys on a residential block stands out as an innovative example of the neighborhood's approach to urban space for community use.



Brightwood Park is located northwest of the study area. Walking through Brightwood will reveal a variety of different architectural styles, from Art Deco to Colonial and everything in between. The neighborhood is predominately residential and home to a mix of household compositions.



Brookland and University Heights are characterized by iconic landmarks and a strong institutional legacy. The neighborhood's mix of institutional buildings, historic structures, and modern amenities showcases various architectural styles and functions. The Catholic University of America, Trinity Washington University, and the Basilica define the area's academic and religious identity.



Edgewood is characterized by its mix of older homes, industrial uses along the rail line, and modern mixed-use development, presenting a blend of architectural styles and building types. The neighborhood's cultural landscape is expressed through performance art festivals, community gatherings, and creative initiatives centered around the Brookland Arts Walk.



Fort Totten features a large park, cemetery, and industrial uses along the rail line with the addition of a mix of mid-20th Century apartment buildings, single family homes, commercial structures, and public facilities. The historic Fort Totten Park links the neighborhood to its Civil War-era history.



LeDroit Park is characterized by its well-preserved Victorian-style homes and tree-lined streets. The neighborhood was designed and developed by Amzi Barber, a board member of Howard University, and Andrew Langdon in the 1870s as a unified subdivision. The neighborhood's architecture blends historical charm with modern influences.

NEIGHBORHOODS AND INSTITUTIONS





North Michigan Park consists of primarily two-story red brick homes with a longtime presence of religious and medical institutional uses. The housing stock varies in style, with some homes built at the turn of the century, and many others built in the late 1940s to accommodate veterans returning from World War II.



Park View has a defined landscape marked by a combination of early 20th-century row houses and more modern small apartment buildings. A mix of locally-owned businesses, restaurants, and community spaces are centered on Georgia Avenue and Warder Street. Park View shares a border with the long-established AFRH, a relationship with the neighborhood that has changed over time.



Petworth presents a distinct blend of architectural styles, including the brick row houses built between 1920-1930s and the respective commercial characters of Georgia Avenue and Upshur Street. Petworth's tree-lined streets showcase a mix of Victorian and Colonial Revival homes, punctuated by the community green spaces at Grant Circle and Sherman Circle.



Pleasant Hill is a distinctly residential area featuring a varied architectural landscape that spans different eras and styles. Located between cemeteries to the west, Fort Totten Park to the north, and religious institutions to the south, Pleasant Hill has become more connected to other neighborhoods with the extension of the nearby Metropolitan Branch Trail.

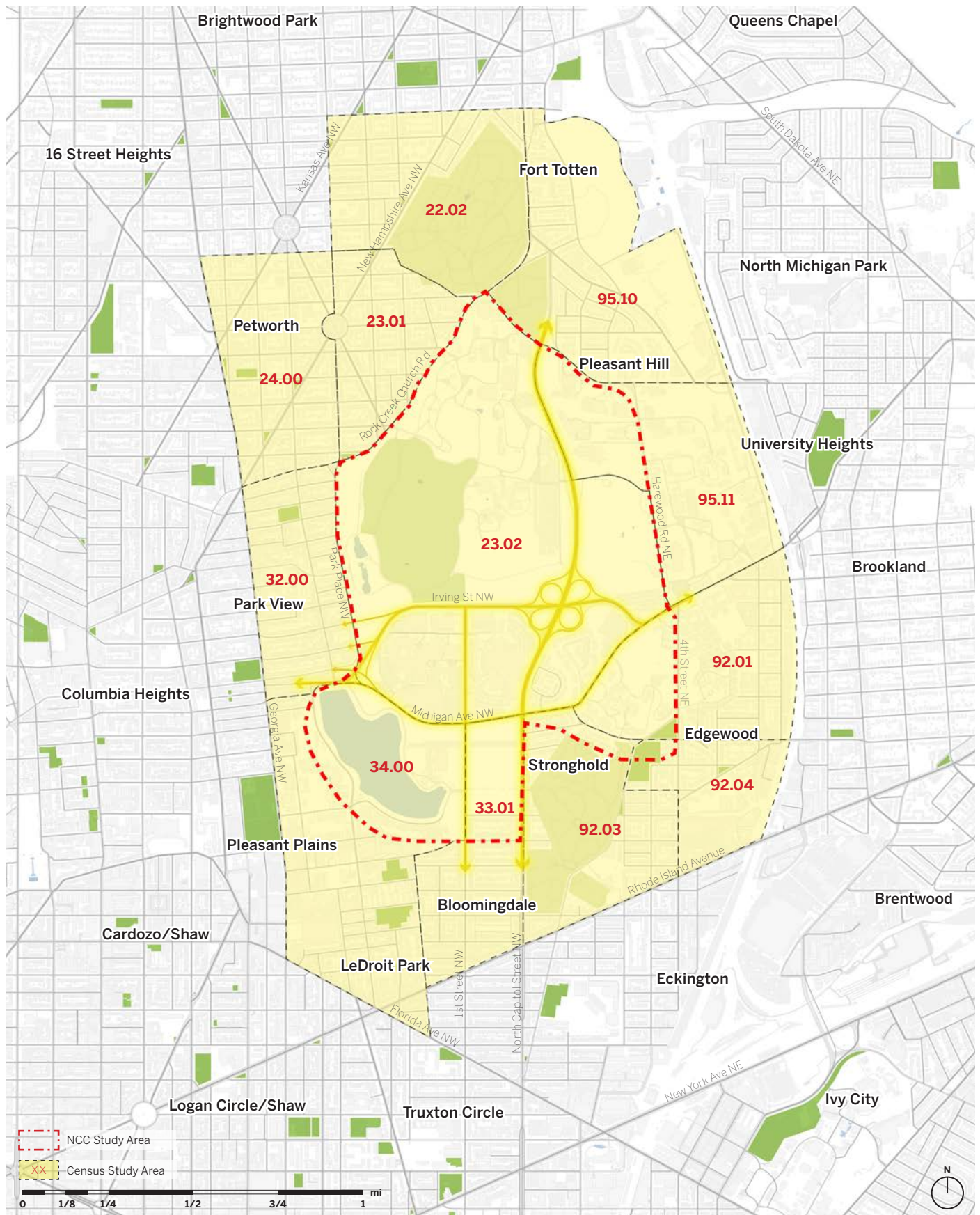


Pleasant Plains comprises historic row houses, commercial establishments lining Georgia Avenue, and is home to the Howard University campus. Until the 1950s, Pleasant Plains was a segregated community that held valuable resources for African Americans, underscoring its historical significance and cultural heritage within the context of racial segregation.



Stronghold is a small neighborhood of seven square blocks located across North Capitol Street from the McMillan Sand Filtration site under redevelopment. The community draws its name from a 1950 era baseball team for local boys named the "Strong Hold." Most of the streets in the Stronghold neighborhood dead-end at the adjacent cemeteries, limiting traffic. Housing stock in the Stronghold neighborhood includes Federal-style row houses from the 1920s.

The Census Study Area

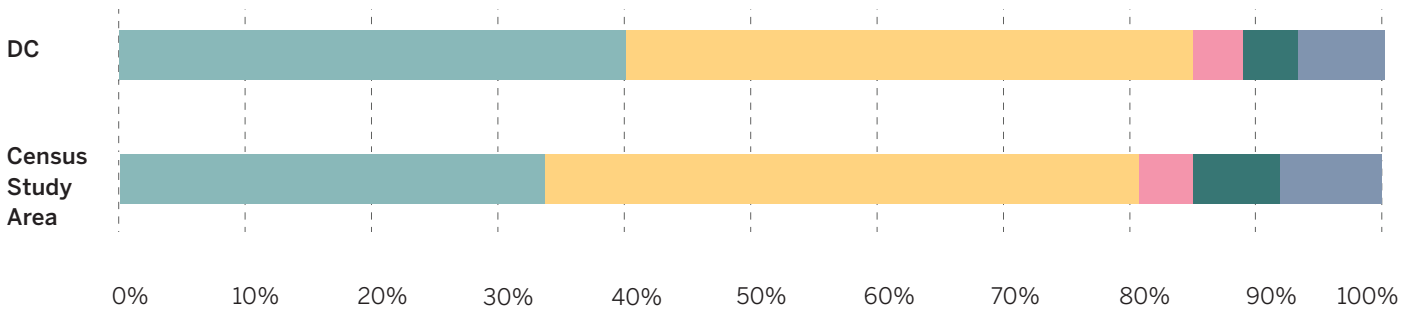


Demographic Data in the Census Study Area

Data from the 12 Census Tracts was aggregated to understand the demographics, socioeconomics, and housing characteristics for the "census study area" surrounding the NCC Study Area using the 2021 American Community Survey 5-year estimates.

	DC	Census Study Area
Population	683,154	41,829
Households	310,104	15,655

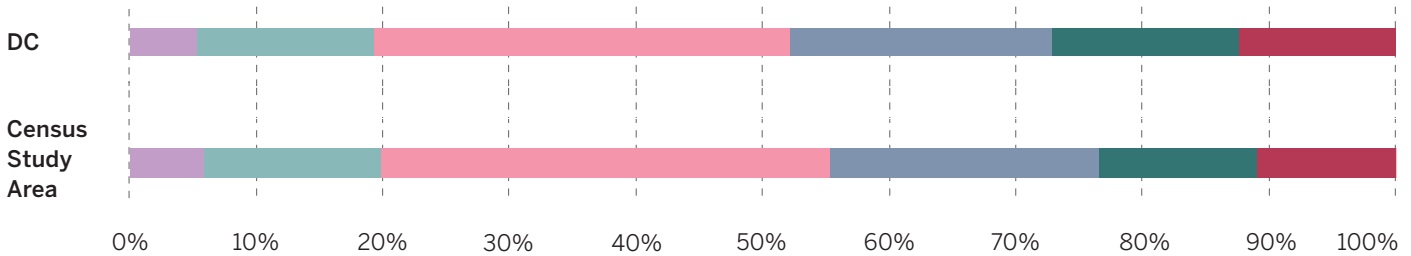
RACE



- White alone
- Black or African American alone
- American Indian and Alaska Native alone
- Asian alone
- Native Hawaiian & Other Pacific Islander alone
- Some other Race alone
- Two or More Races

There is a large African American population followed by White population in the census study area. The census study area's racial mix is similar to the District as a whole.

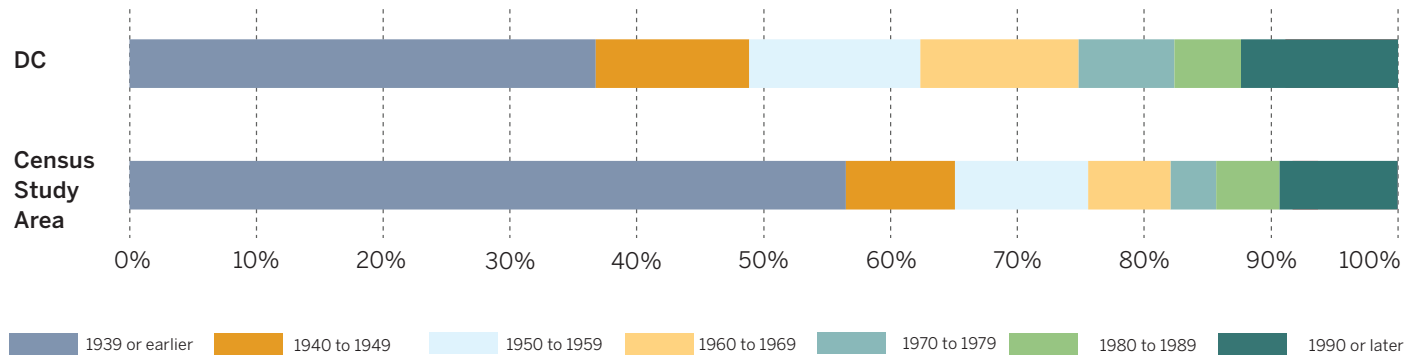
AGE



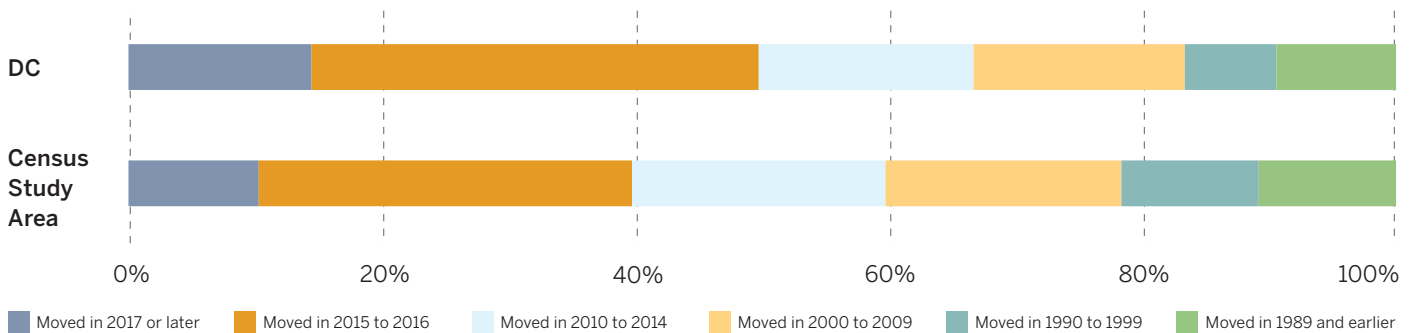
- Under 5 years
- 5 to 19 years
- 20 to 34 years
- 35 to 49 years
- 50 to 64 years
- 65 years and above

The age group from 20 to 34 years has the highest population share within the census study area, followed by age groups ranging from 35 to 49 years. The census study area's age range is similar to the District as a whole.

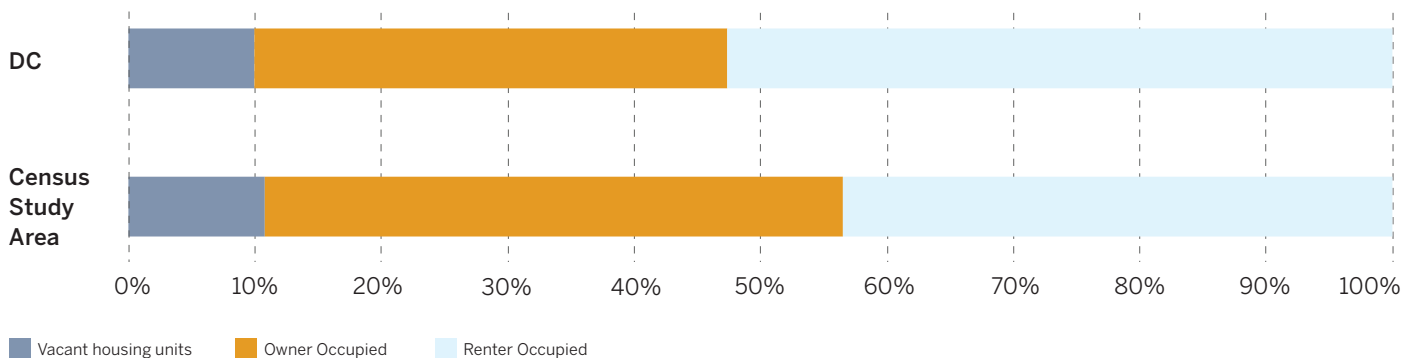
HOUSING BY YEAR BUILT



HOUSING BY YEAR OCCUPIED



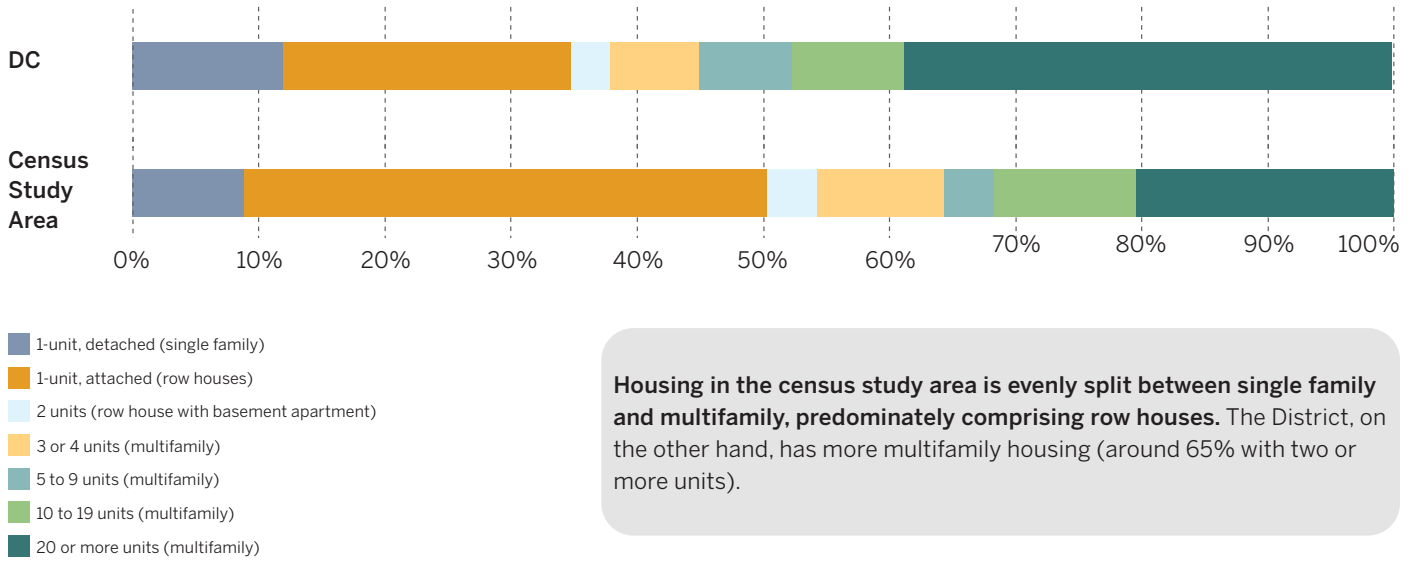
HOUSING TENURE



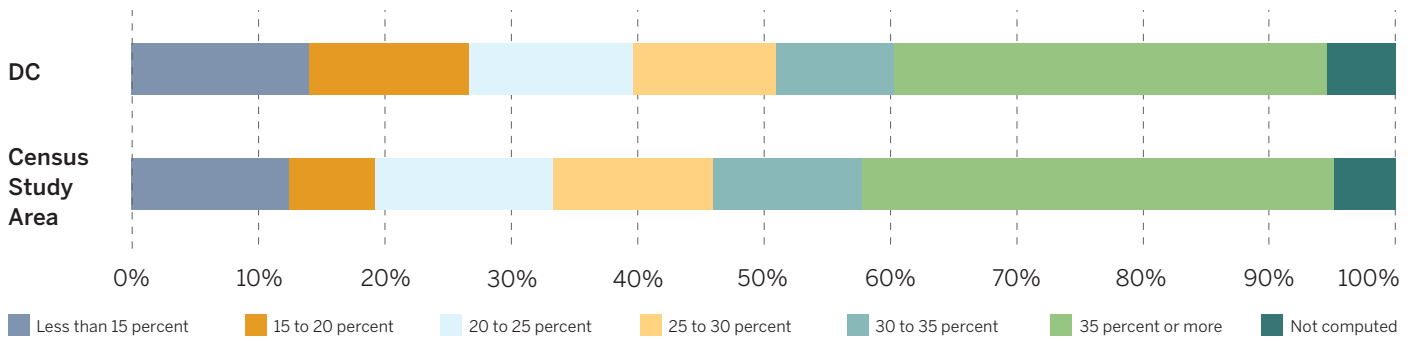
More than 50% of homes in the census study area were built before 1939 compared to only ~35% in the District as a whole.

The population in the census study area has lived there slightly longer than in DC overall and has a higher proportion of owner-occupied units (45% vs. 38%).

HOUSING BY BUILDING TYPE



HOUSING BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME



Civic & Cultural Assets

Hospitals

After six years of planning and construction, the **Washington DC Veterans Affairs (VA) Medical Center** opened its doors at 1st and Irving Streets in 1965.

Beds: 291
Employees: 2,000

In 1958, President Harry S. Truman signed the Hospital Center Act into law merging three former District hospitals into the **Washington Hospital Center**, managed by Medstar.

Beds: 926
Employees: 6,000

Founded in 1870, **Children's National Hospital** has been an innovator in pediatric healthcare around the nation and around the world.

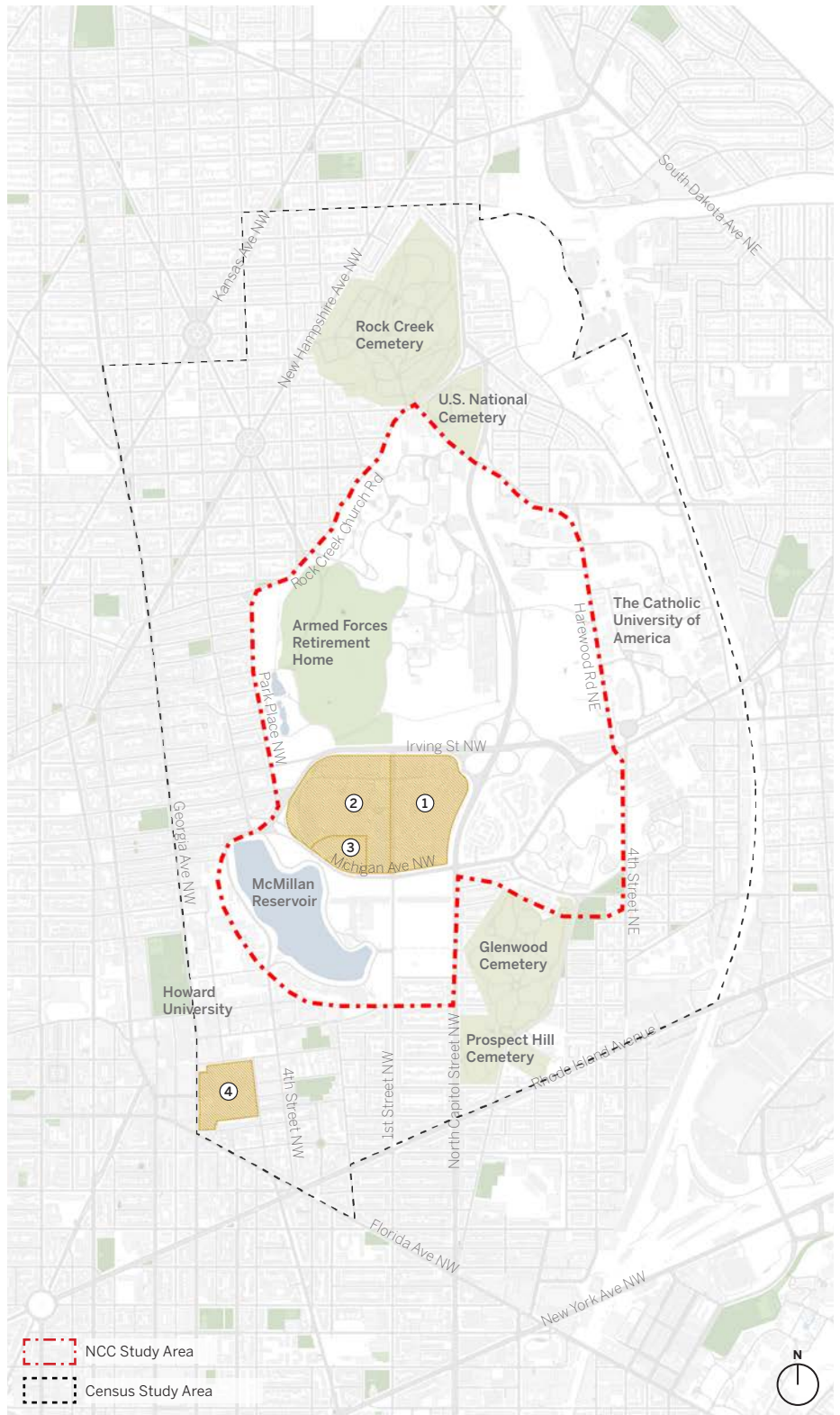
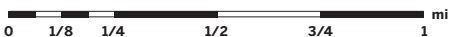
Beds: 323
Employees: 6,000

First established as the Freedmen's Hospital and Asylum in 1862, the **Howard University Hospital** occupies the site of the former Griffith Stadium and is a major teaching hospital and trauma center for the region.

Beds: 300
Employees: 1,700

- ① VA Medical Center
- ② Medstar Washington Hospital Center
- ③ Children's National Medical Center
- ④ Howard University Hospital

HOSPITALS

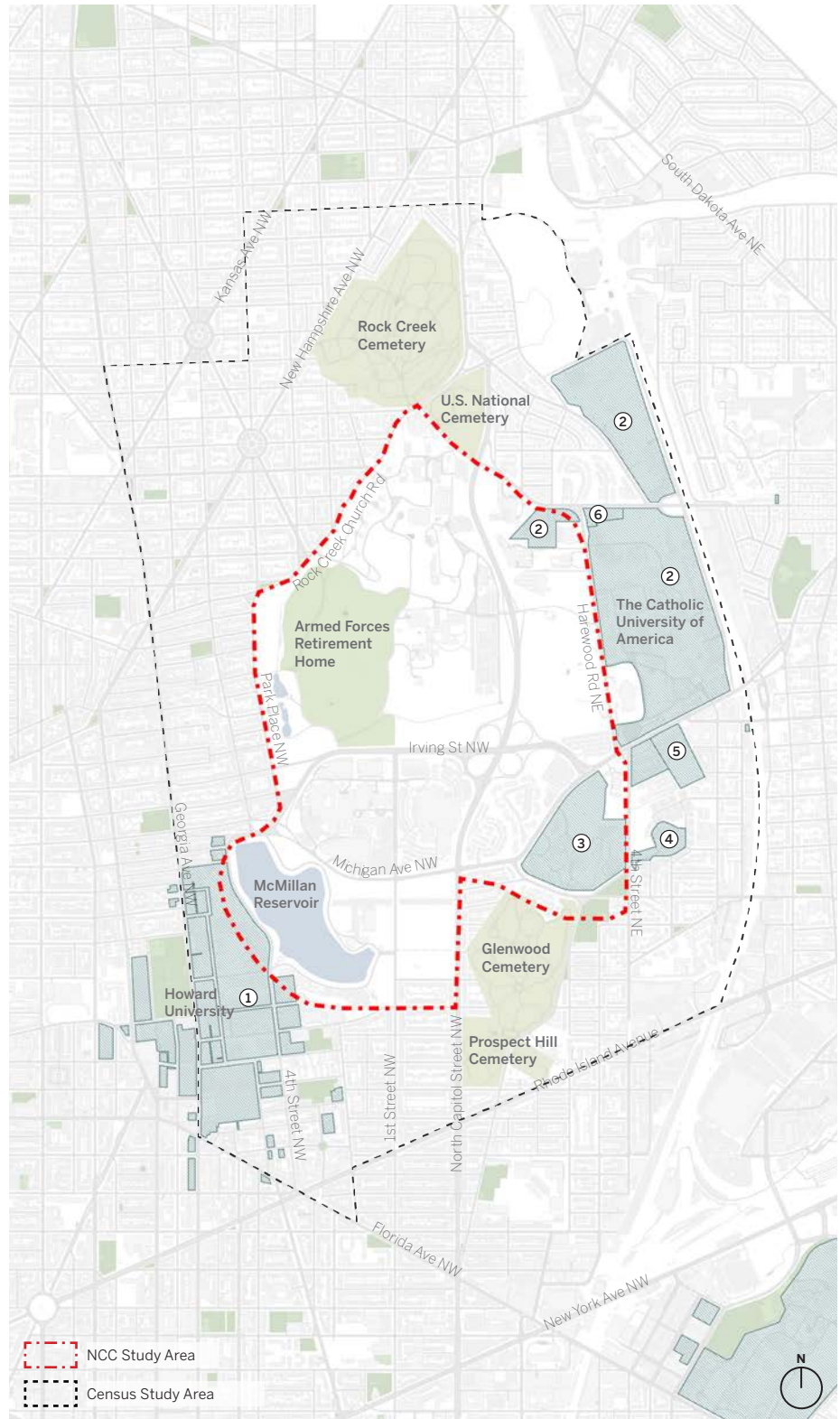


Universities

Howard University, a historically Black college and university, was founded in 1867. It ranks among the highest producers of the nation's Black professionals in medicine, dentistry, pharmacy, engineering, nursing, architecture, religion, law, music, social work and education.

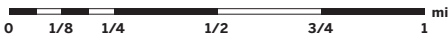
The **Catholic University of America** has the largest university campus in the District with 176 acres. Established in 1887, it remains the only national university of the Catholic Church in the United States.

Trinity Washington University was founded in 1897 as Trinity College by the Sisters of Notre Dame de Namur, as the nation's first Catholic liberal arts college for women. Trinity is one of only three private institutions of higher education to have U.S. Department of Education classification as both a Predominantly Black Institution and Hispanic-Serving Institution.



- ① Howard University
- ② Catholic University of America
- ③ Trinity Washington University

UNIVERSITIES





Howard University



The Catholic University of America



Trinity Washington University

Catholic Institutions

Brookland earned the moniker "Little Rome" decades ago because **The Catholic University of America (CUA)** and the **Basilica of the National Shrine of the Immaculate Conception (Basilica)** have attracted other Catholic institutions to the area including colleges, religious orders, and national service organizations. Between 1900 and 1940 more than 50 international Catholic institutions rented or owned property in Brookland.



McMillan Reservoir

The McMillan Reservoir supplies the majority of the District's municipal water. It was completed in 1902 by the U.S. Army Corps of Engineers. To handle population growth and municipal sanitation needs, the McMillan Sand Filtration Site was built in 1905. This facility implemented an innovative water purification system using slow sand filter technology to treat 75 million gallons (280 million liters) per day. It helped quell typhoid epidemics and other communicable diseases throughout the District.



Circulating Conduit Building in the McMillan Reservoir



Circa 1920. Courtesy McMillan Park Committee



The McMillan Sand Filtration System

Lincoln's Cottage and the AFRH

By 1851, momentum had grown to establish a Soldiers' Home in the District. Funds for the home came in part from General Winfield Scott, who was paid for not ransacking Mexico City during the Mexican-American War. A rustic country cottage owned by the prominent Riggs family was purchased as the site for the new home the first dormitory was built.

Residents were expected to work to earn their keep. The Soldiers' Home had a 300-acre dairy farm, so residents could cultivate food and remain self-sufficient. In the 20th century, the Home's focus shifted away from work toward leisure, with the cow pastures converting to a nine-hole golf course and resident gardens. As the military evolved, the Soldiers' Home would go on to admit airmen and eventually women.

During his presidency, Abraham Lincoln asked to use the cottage for a summer home to escape the humidity and political pressures of DC. All told, Lincoln spent one quarter of his presidency in the cottage including the months when he drafted the Emancipation Proclamation.

Today that original cottage is restored as President Lincoln's Cottage, a National Landmark. The historic Sherman Building serves as offices for the AFRH agency staff.



Sherman Building at the Old Soldiers' Home



Lincoln's Cottage



AFRH Today

MAP OF THE ARMED FORCES RETIREMENT HOME (AFRH)



Public and Private Space

Many of the existing open spaces within the census study area are disconnected and primarily limited to fenced-off campuses, cemeteries, hospitals and other private residential uses.

The AFRH's open spaces for recreation, scenic views, woodland, and gardens are only accessible to the veterans who reside there. The McMillan reservoir area is also fenced off to the public for security reasons.

The CUA campus offers open spaces and areas of recreation intended for university students only. Trinity Washington University is also closed to the general public for recreational use.

Apart from these private and semi-private institutional spaces, there are parks, recreational centers and wooded areas that are publicly accessible.



PUBLIC vs PRIVATE SPACE

0 1/8 1/4 1/2 3/4 1 mi



Armed Forces Retirement Home
Main Entrance Gate



McMillan Reservoir Fencing



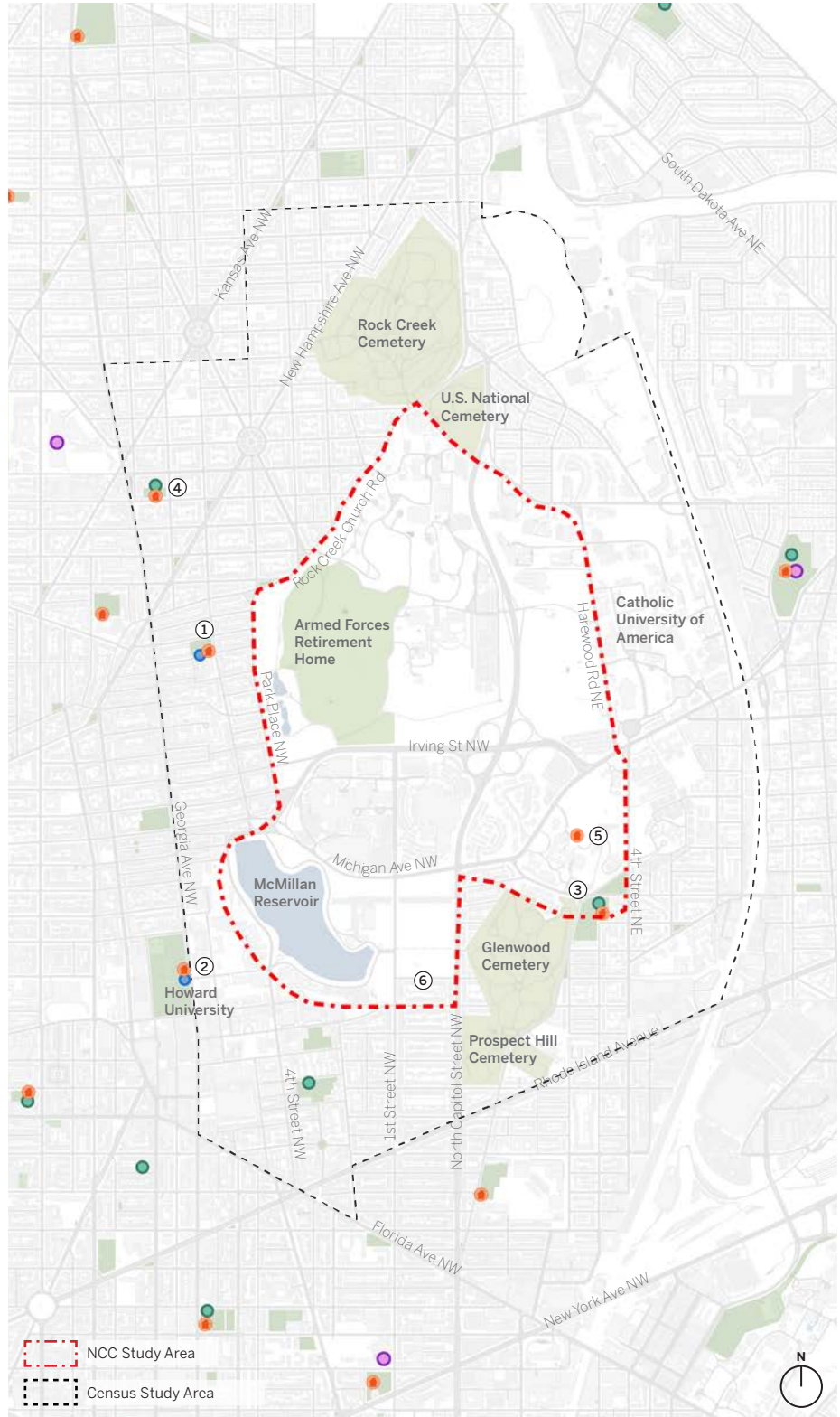
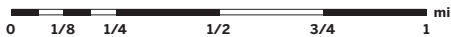
Trinity Washington University

Recreational Facilities

The District Department of Parks and Recreation (DPR) manages and maintains a range of recreational facilities in and around the NCC and census study area. A new recreational facility with a 6-acre park and aquatics center is opening on the redeveloped McMillan site in 2024.




- ① Park View Recreation Center
- ② Banneker Community Center
- ③ Edgewood Recreation Center
- ④ Petworth Recreation Center
- ⑤ Trinity Center For Women And Girls In Sports
- ⑥ McMillan Recreation Center and Park
- Pool
- Aquatic Center
- Spray Park
- Recreation Center

RECREATIONAL FACILITIES

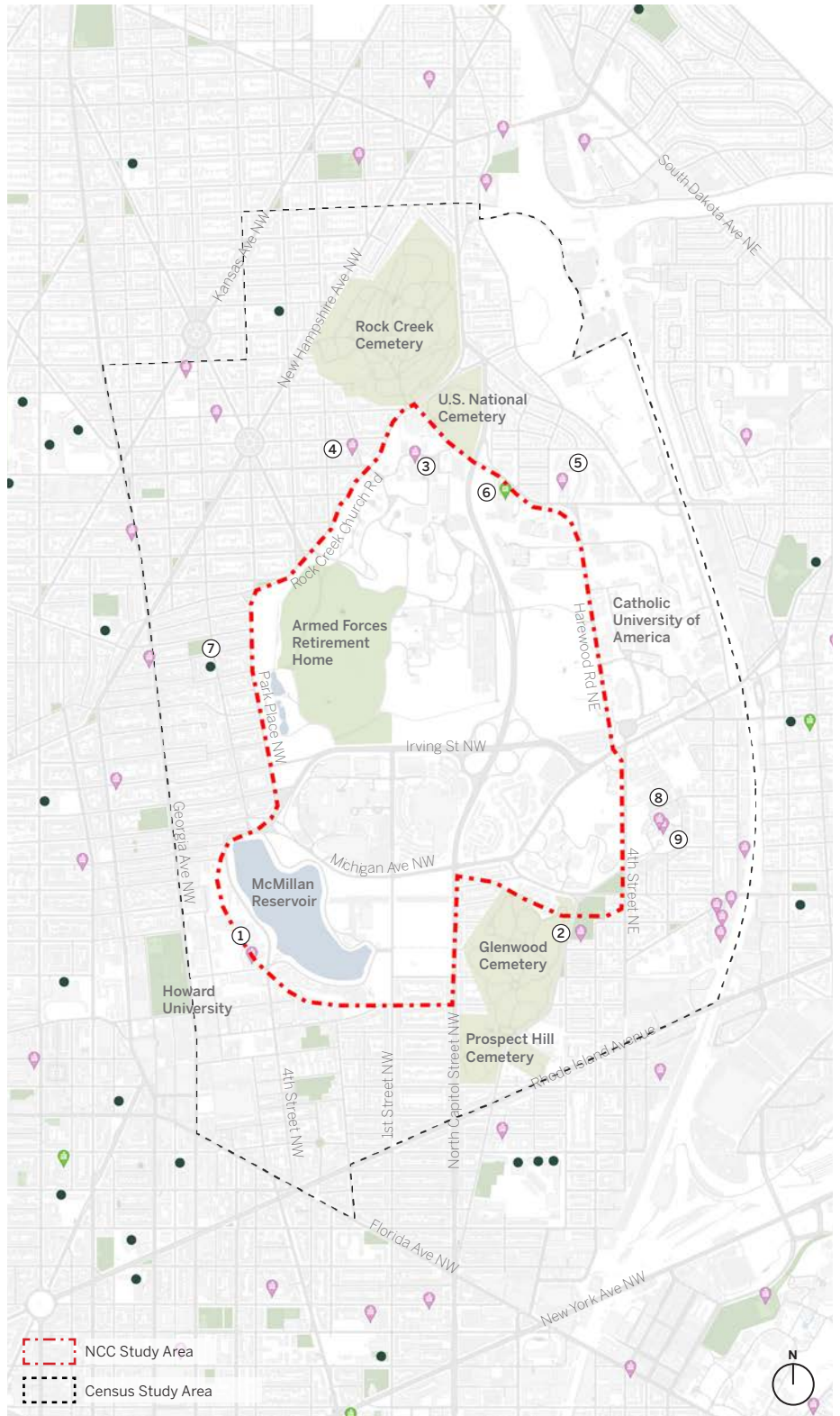
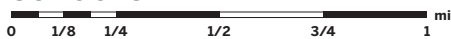


Schools

There are two public schools and 16 public charter schools (PCS) within the census study area. The only independent school is the Archbishop Carroll High School, located within the NCC study area.

- ① Howard University Middle School of Mathematics and Science PCS
- ② Inspired Teaching Demonstration PCS
- ③ Creative Minds International PCS
- ④ Mary McLeod Bethune Day Academy PCS - Northwest
- ⑤ Washington Yu Ying PCS
- ⑥ Archbishop Carroll High
- ⑦ Bruce-Monroe Elementary School @ Park View
- ⑧ Lee Montessori PCS - Brookland
- ⑨ Washington Leadership Academy PCS
-  Charter Schools
-  Independent Schools
-  Public Schools

SCHOOLS



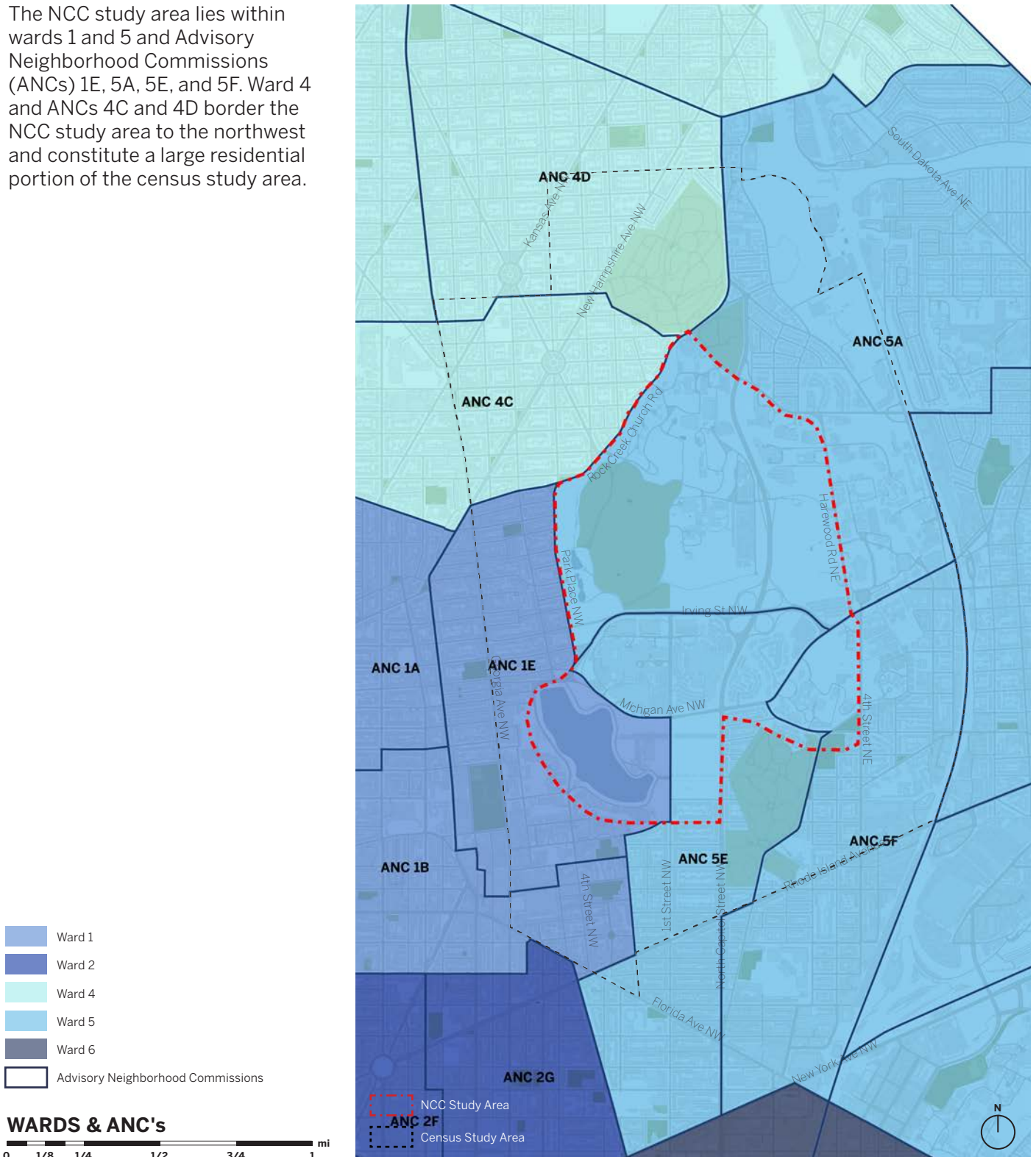
Planning and Land Uses



From the Southern End of the Armed Forces Retirement Home's Golf Course, Looking towards the Historic Buildings

Political Boundaries

The NCC study area lies within wards 1 and 5 and Advisory Neighborhood Commissions (ANCs) 1E, 5A, 5E, and 5F. Ward 4 and ANCs 4C and 4D border the NCC study area to the northwest and constitute a large residential portion of the census study area.



Current Zoning

The NCC study area is predominately zoned for moderate density residential apartments, moderate density mixed-use, or is unzoned.

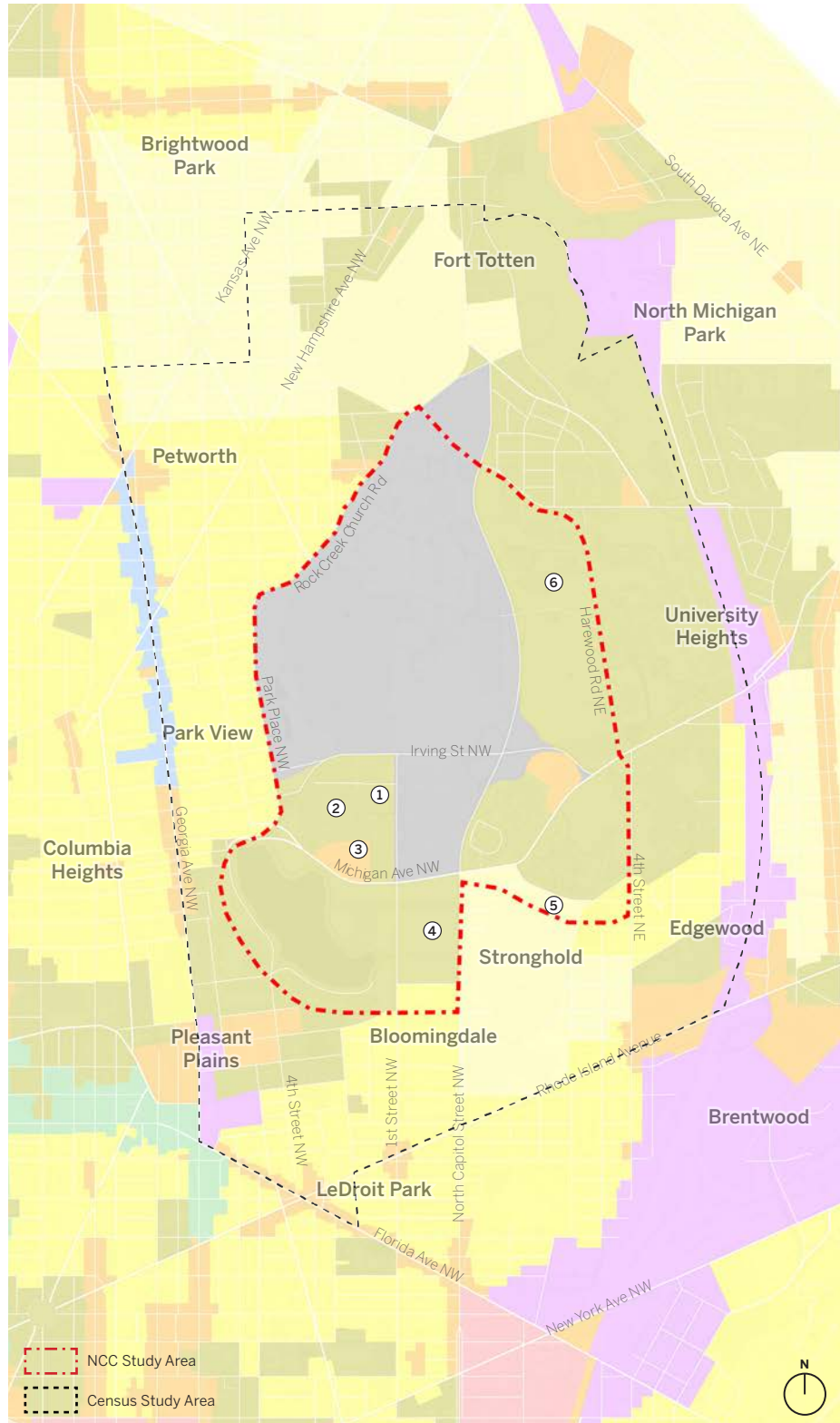
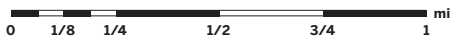
The Residential Apartment (RA) zones permit urban residential development and compatible institutional and semi-public buildings. The Mixed-Use (MU) zones permit a broad range of commercial, institutional, and residential development at varying densities. The federally owned AFRH and VA Medical Center are presently unzoned, but a zoning amendment was set down in 2023 for the 80-acres of the AFRH site that is masterplanned for future redevelopment.

Six approved Planned Unit Developments (PUDs) govern sites within the NCC study area.



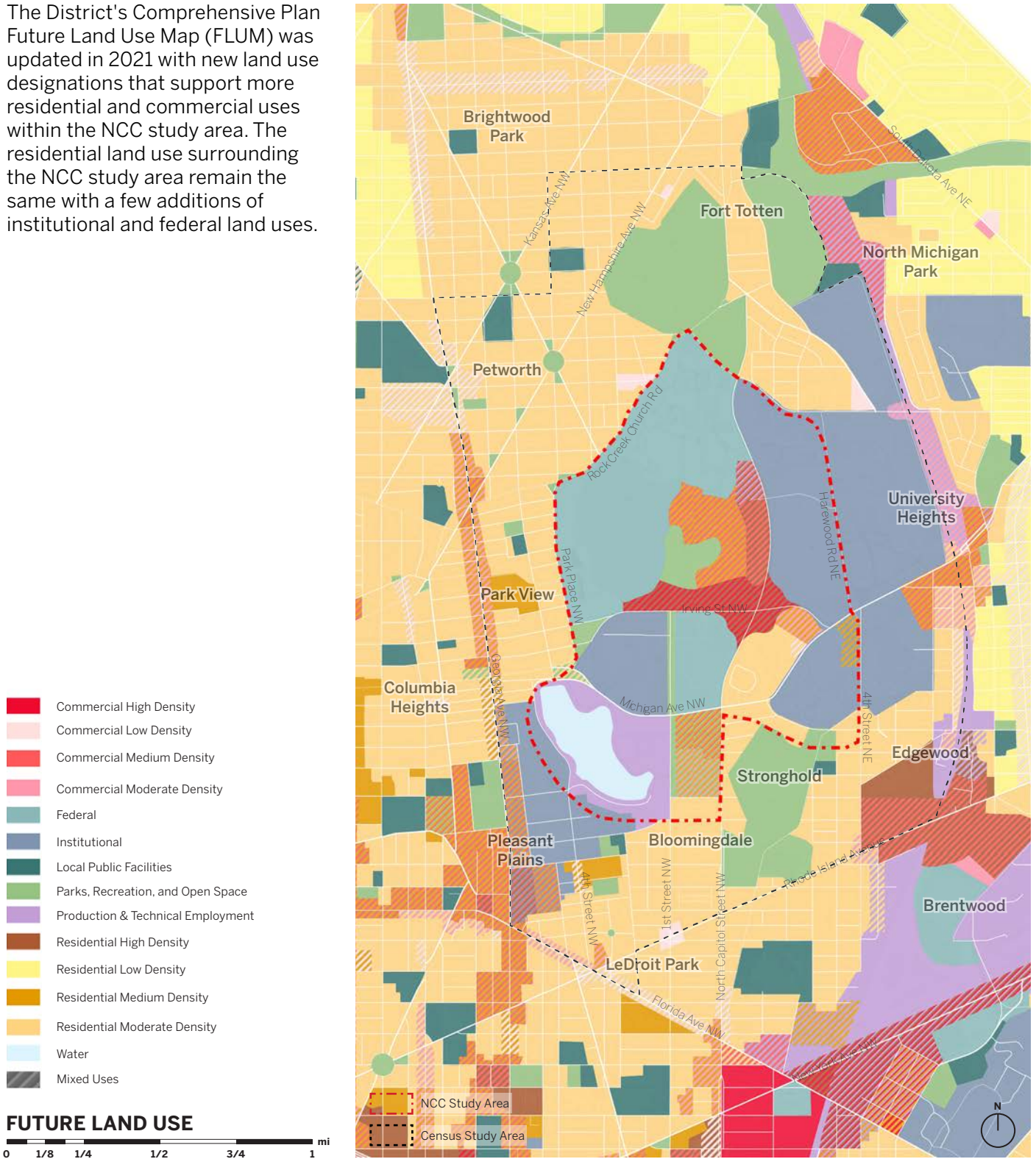
- Planned Unit Developments**
- ① Washington Hospital Center
 - ② MedStar Health - Wash. Hospital Center
 - ③ Children's Hospital National Med. Ctr
 - ④ McMillan Development and DMPED
 - ⑤ 4L Associates Joint Venture
 - ⑥ Catholic University

CURRENT ZONING



Future Land Use

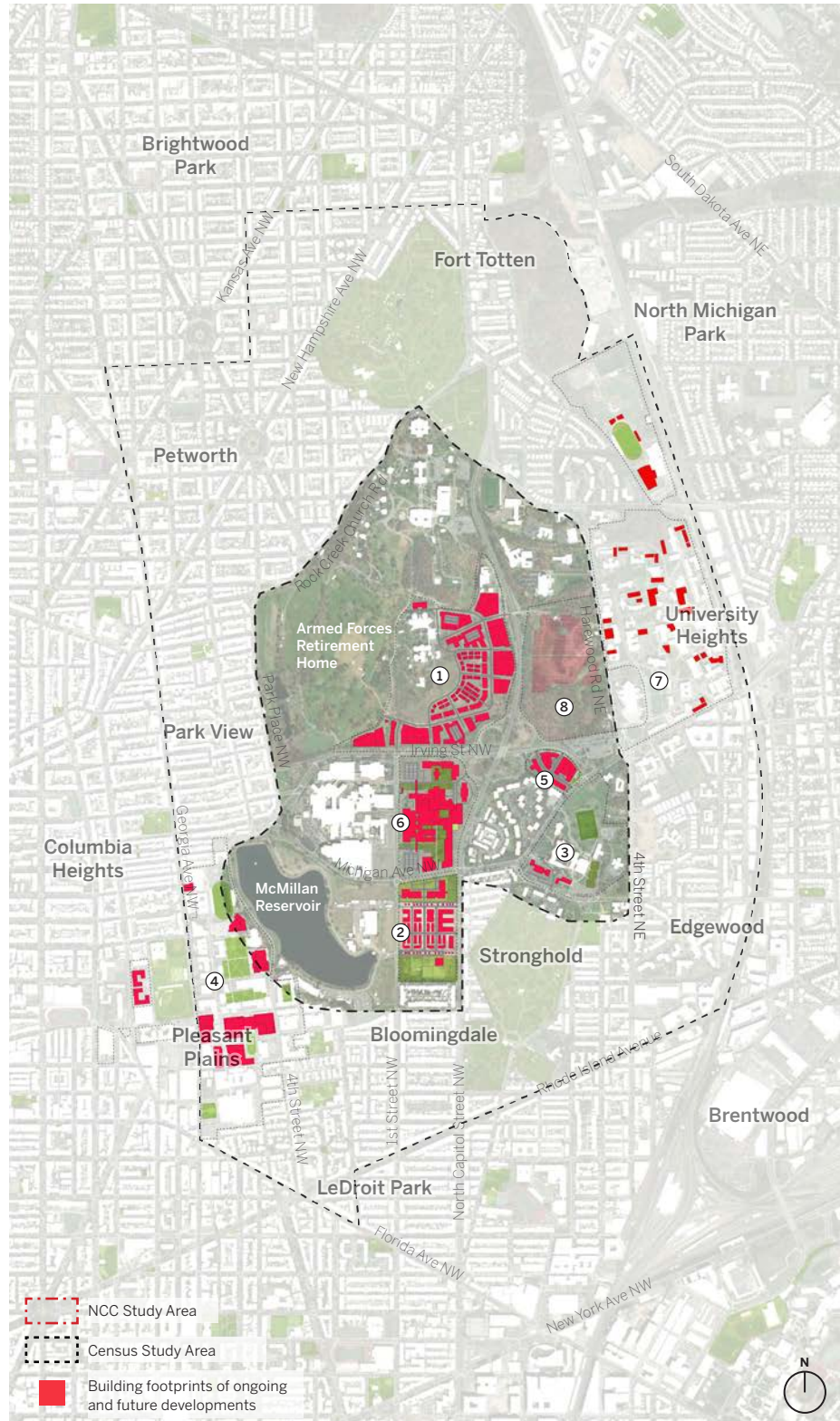
The District's Comprehensive Plan Future Land Use Map (FLUM) was updated in 2021 with new land use designations that support more residential and commercial uses within the NCC study area. The residential land use surrounding the NCC study area remain the same with a few additions of institutional and federal land uses.



Ongoing and Future Developments

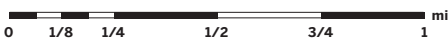
The NCC study area is at a pivotal point in its ongoing development, with large-scale developments under construction or with planning approval.

The broader census tract area around NCC is also experiencing change concentrated within and around the Howard University and CUA campuses. The predominately residential neighborhoods around NCC are experiencing smaller scale changes on individual residential lots.



- ① AFRH Development
- ② McMillan Development/Reservoir District
- ③ Trinity University
- ④ Howard University
- ⑤ The Bend (Michigan + Irving Intersection)
- ⑥ VA Medical Center
- ⑦ Catholic University of America (CUA)
- ⑧ Solar Facility at the CUA

ONGOING & FUTURE DEVELOPMENTS



AFRH

The AFRH has plans to convert approximately 80 acres on the southeast portion of their large site into a mixed-use neighborhood. The 2022 master plan proposes nearly five million square foot development could deliver over 3,000 residential units (15% of which will be affordable), roughly 300,000 square feet of retail and hospitality uses, up to one million square feet of traditional and medical office space, and over 20 acres of open space.

Howard University

The 2020 Central Campus Plan aligns Howard University's future programmatic needs with its built environment. The planning process identified nine capital projects as critical for Howard to achieve its academic, research, and student life priorities through 2030:

1. Intercollegiate Athletic Center
2. Center for Arts and Communications
3. Howard University Union
4. Health Sciences Complex
5. STEM Center
6. Apartment-Style Residences
7. Medical Office Building
8. Howard University Hospital
9. Fusion Building

CUA

The 2012 CUA Master Plan proposes new buildings that would provide state-of-the-art spaces to support academic, administrative and student life. These future structures are being sited carefully in order to create new quadrangles and reinforce existing open spaces on campus.

The proposed open space framework of the Master Plan is designed to highlight axes and existing focal points and views while capturing potential new ones. Adjacent to the campus, the Basilica will remain a visual backdrop and orientation point for the campus.

Trinity Washington University

The Trinity Washington University 2017-2027 Campus Plan proposes augmenting the open space system within the area generally considered the central campus core, while respecting the mature, naturally landscaped campus perimeter. Pedestrian corridors will continue to be developed to create better connections throughout the campus, enhance pedestrian safety, and create places for meetings and interaction.

The Bend

The Bend is a planned four-building development with residential, hotel, office, restaurant, retail, and conference center uses bounded by Irving Street, Michigan Avenue, and the North Capitol Street cloverleaf interchange. The project would deliver approximately 155 affordable multifamily units, 110 market-rate multifamily units, 60,000 square feet of retail space, and a 250-room hotel.

McMillan Development/Reservoir District

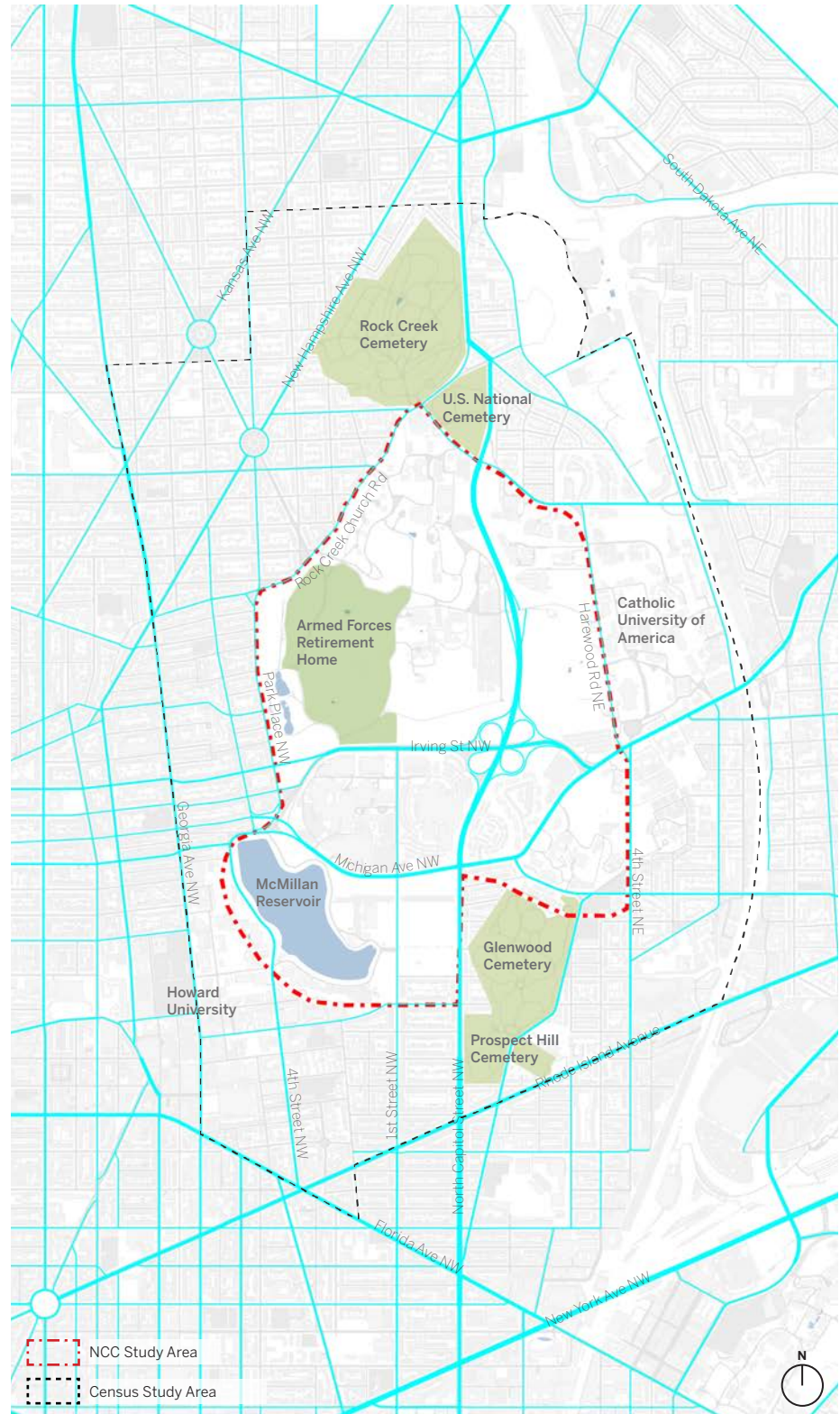
The 25-acre former McMillan Reservoir Sand Filtration Site, located at North Capitol Street and Michigan Avenue is being redeveloped as the Reservoir District. The mixed-use project comprises a six-acre park, a 17,000 square-foot community center with pool, a full-service grocery store, restaurants, retail, 146 for-sale town homes, 467 rental apartments, and over one million square feet of healthcare facility space.

Access, Open Space, and Infrastructure

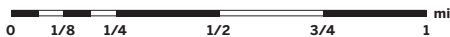
Street Network

Unlike its surrounding neighborhoods, the NCC street system is generally oriented toward through-movement by automobiles rather than more locally oriented movement by buses, bicycles, and pedestrians. Subdivisions built north of Florida Avenue maintained much of the logic of the L'Enfant grid, but this pattern does not continue throughout the NCC. Prior to the 1950s, North Capitol Street did not extend beyond Michigan Avenue and was carved through the estate lands that existed at that time to serve the newly built hospitals as part of a larger highway system through the District. While the hospitals were built and remain critical facilities in this area, the highway system was not fully realized.

The three major arterials (North Capitol Street, Michigan Avenue, and Irving Street) that dominate the NCC street network carry most of the traffic through the area. North Capitol Street is the busiest, carrying nearly 32,000 vehicles on an average daily basis north of Michigan Avenue. Irving Street is second, carrying 17,000 to 19,000 vehicles daily. Michigan Avenue comes in third, with volumes exceeding 15,000 daily vehicles. The hospital complex generates much of the traffic on these three streets, which has a largely car-oriented layout and thousands of parking spaces both on and off site.



STREET NETWORK



North Capitol Street has three travel lanes in each direction, discontinuous sidewalks, no bicycle infrastructure, and no on-street parking north of Michigan Avenue. Its width varies from 72 to 80 feet curb-to-curb. North Capitol Street intersects Michigan Avenue at-grade, controlled by a traffic signal that limits some turning movements for cars. North Capitol Street passes over Irving Street via a bridge and a cloverleaf interchange with ramps allowing free flowing traffic movement without traffic signals. Traffic count data suggests that the dominant flow of traffic through the cloverleaf moves from northbound and southbound North Capitol Street onto westbound Irving Street, and vice versa. Relatively few vehicles travel from North Capitol Street onto eastbound Irving Street.

Irving Street has a similar configuration to North Capitol Street, with two through lanes in each direction, a sidewalk on only one side, and a center-running two-way protected bike lane.

Michigan Avenue's design varies from west to east, with two lanes in each direction and a curb-to-curb width of 40 feet from Park Place to First Street, 50 feet from First Street to North Capitol Street, and 60 feet with three lanes in each direction west of North Capitol. Sidewalks exist along the entirety of the street while marked crosswalks are only available at widely-spaced signalized intersections. Michigan Avenue intersects Irving with a "T" configuration not far from Harewood Road/4th Street. These two intersections form a complex amalgamation of vehicle movements that create numerous hazards for pedestrians and bicyclists who travel through the area.

North Capitol Street, Michigan Avenue, and Irving Street enclose the MedStar/VA Medical complex, separating it from nearby residential areas and greatly complicating access by foot and bicycle from all directions. North Capitol Street bounds the complex to the east, while Irving Street and Michigan Avenue bound it on the north and south sides, respectively.

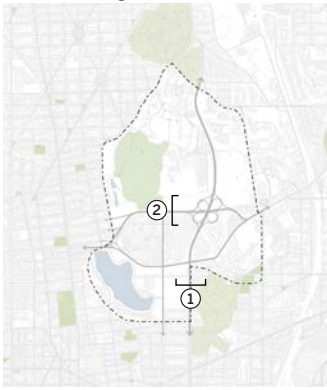
West of the hospital complex, Irving Street and Michigan Avenue again cross each other in a grade separated "spaghetti bowl" interchange. The interchange not only connects Michigan Avenue and Irving Street, but also weaves together segments of Hobart Place, Park Place, and a short street segment called "Service Road". West of the interchange, Michigan Avenue becomes a one-way couplet with westbound traffic carried by Columbia Road and eastbound traffic carried by Harvard Street and a portion of Hobart Place.

First Street is public right-of-way south of Michigan Avenue but becomes privately maintained when passing through the hospital complex north to Irving Street.

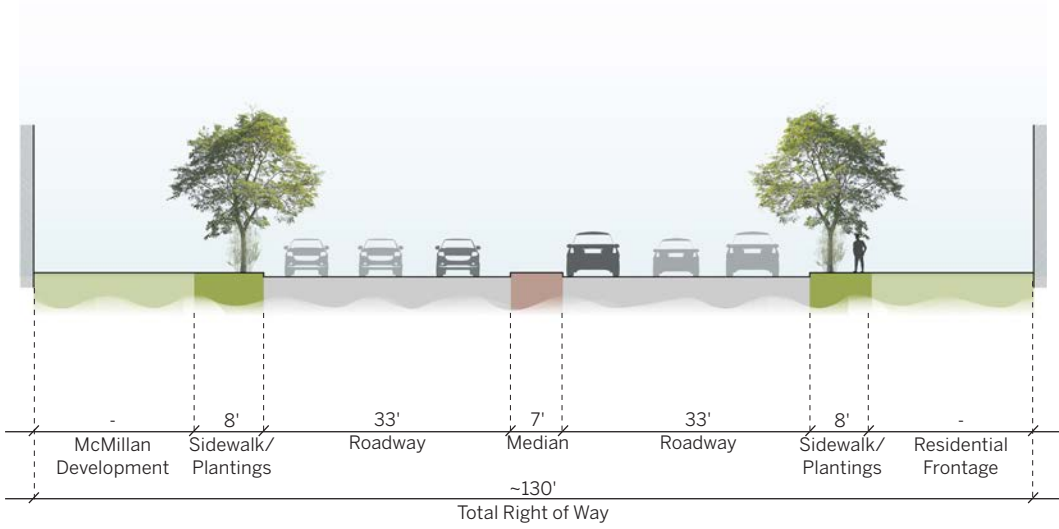
Other notable streets in the network include Franklin Street, Park Place, Rock Creek Church Road, Hawaii Avenue, Fort Drive and Taylor Street. There are also numerous smaller private streets passing through institutional properties.

The street network accommodates several hundred on-street parking spaces in residential neighborhoods, on segments of North Capitol Street (south of Michigan Avenue), First Street, and Michigan Avenue. The hospital complex contains several parking structures and surface parking lots with thousands of spaces. Other areas contain significant amounts of surface parking. For instance, large surface parking lots straddle both sides of Irving Street at its intersection with Michigan Avenue.

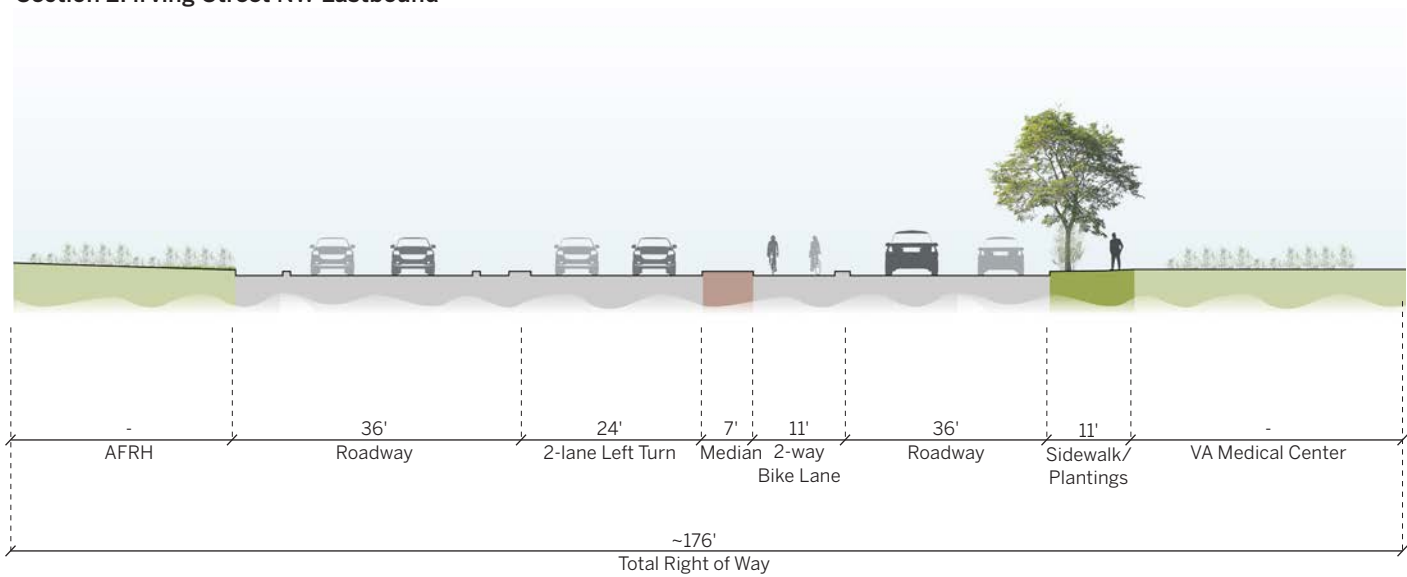
Section Key



Section 1: North Capitol Street South of Michigan Avenue



Section 2: Irving Street NW Eastbound



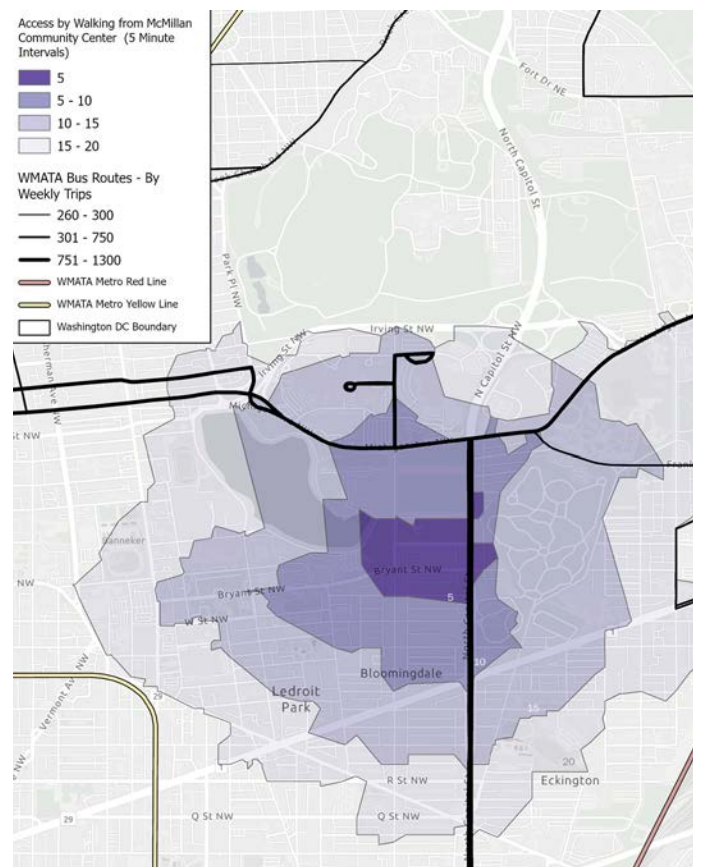
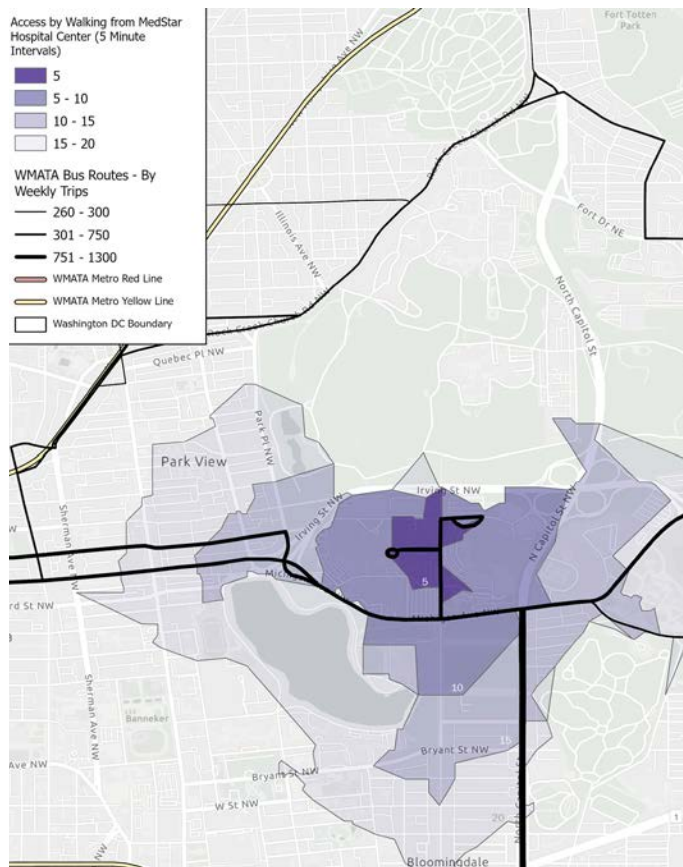
Walking

Prioritizing vehicle movements through the NCC makes walking a generally uncomfortable and unsafe experience. The area's major streets are not accommodating of people walking, resulting in an environment that is unfriendly to pedestrians, especially persons with mobility challenges and older adults.

The lack of continuous sidewalks and safe crossings along North Capitol Street, the cloverleaf interchange, and in the vicinity of the "spaghetti bowl" pose significant risks to people attempting to walk in the area. The high speed traffic generates excessive noise that further degrades the pedestrian experience.

Walkshed Maps

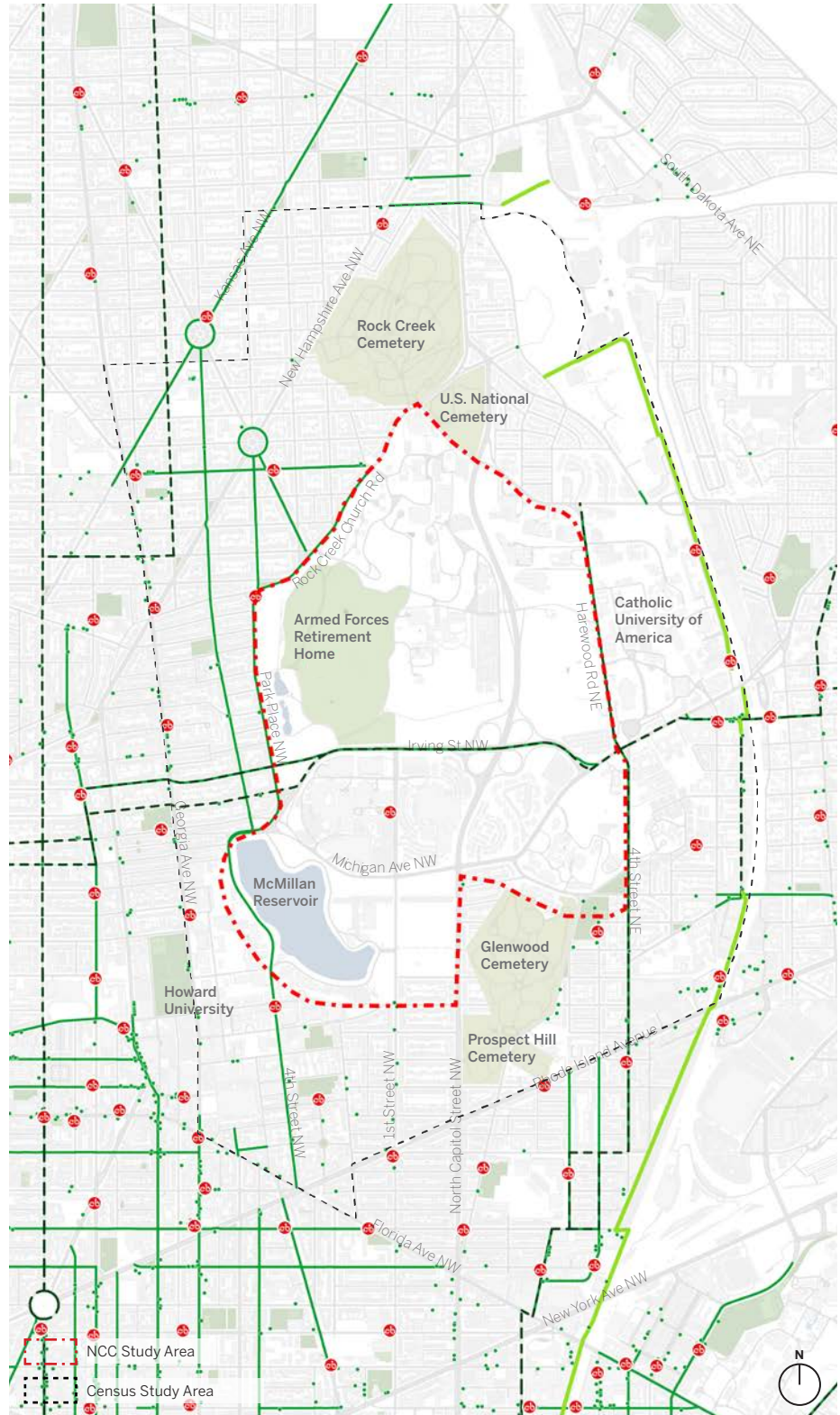
Accessibility can also be understood by walking time between critical locations in the NCC and neighboring areas. The walkshed maps below show approximate walking times from the WMATA bus stop in front of the MedStar hospital (left) and from the future McMillan recreation center (right).



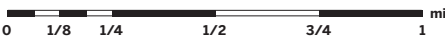
Biking

The District's growing network of protected bike lanes mostly serves the perimeter of the NCC, notably north-south routes on Park Place NW and 4th Street NE. Bisecting the NCC, the two-way protected bike lane on Irving Street provides an important east-west crosstown connection between Columbia Heights and Brookland.

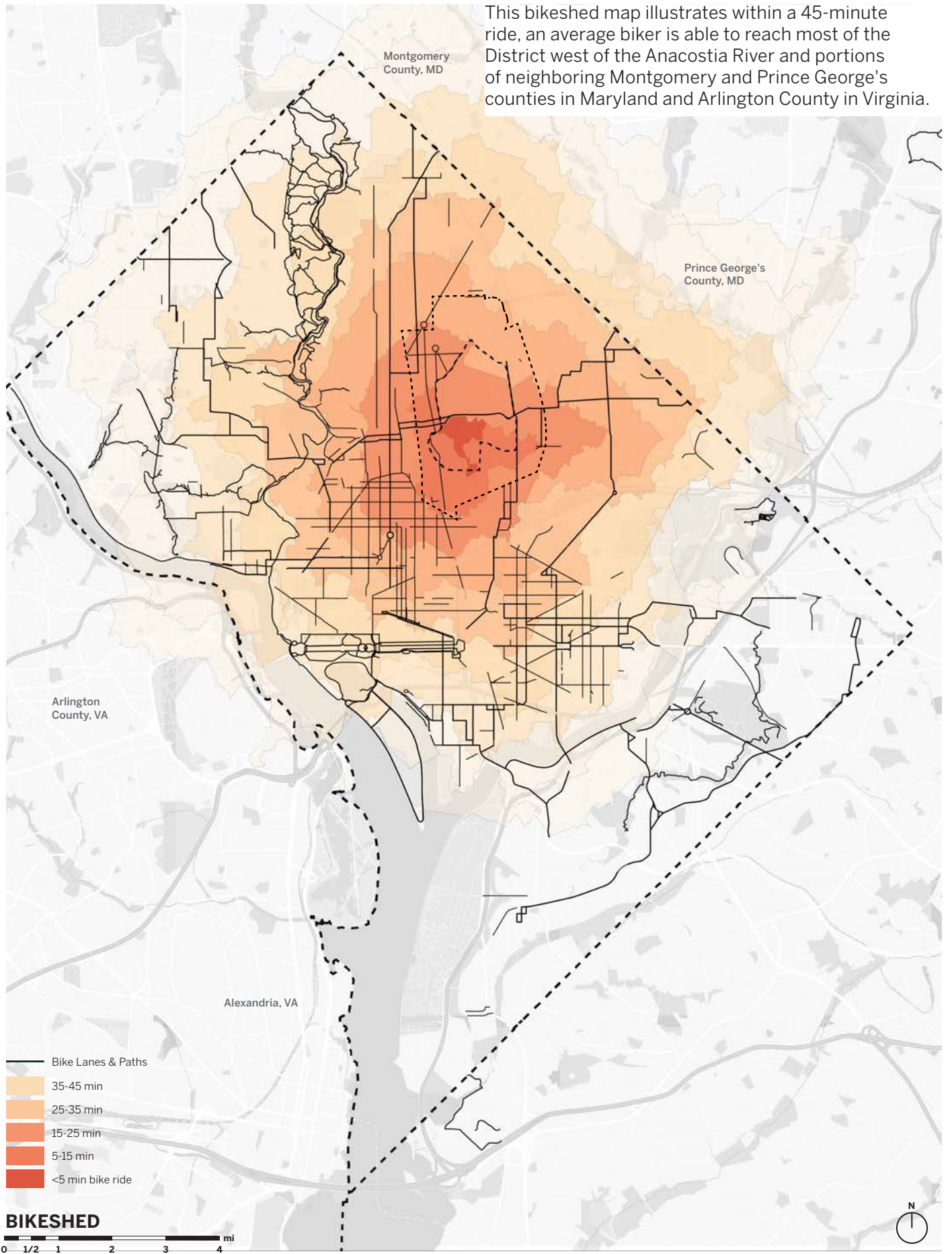
Only one Capital Bikeshare station exists within the NCC at the hospital complex on First Street. While there are some bikeshare stations in the neighborhoods to the east and west of the NCC, there are few to the north and south, around the the cemeteries.



BICYCLE INFRASTRUCTURE



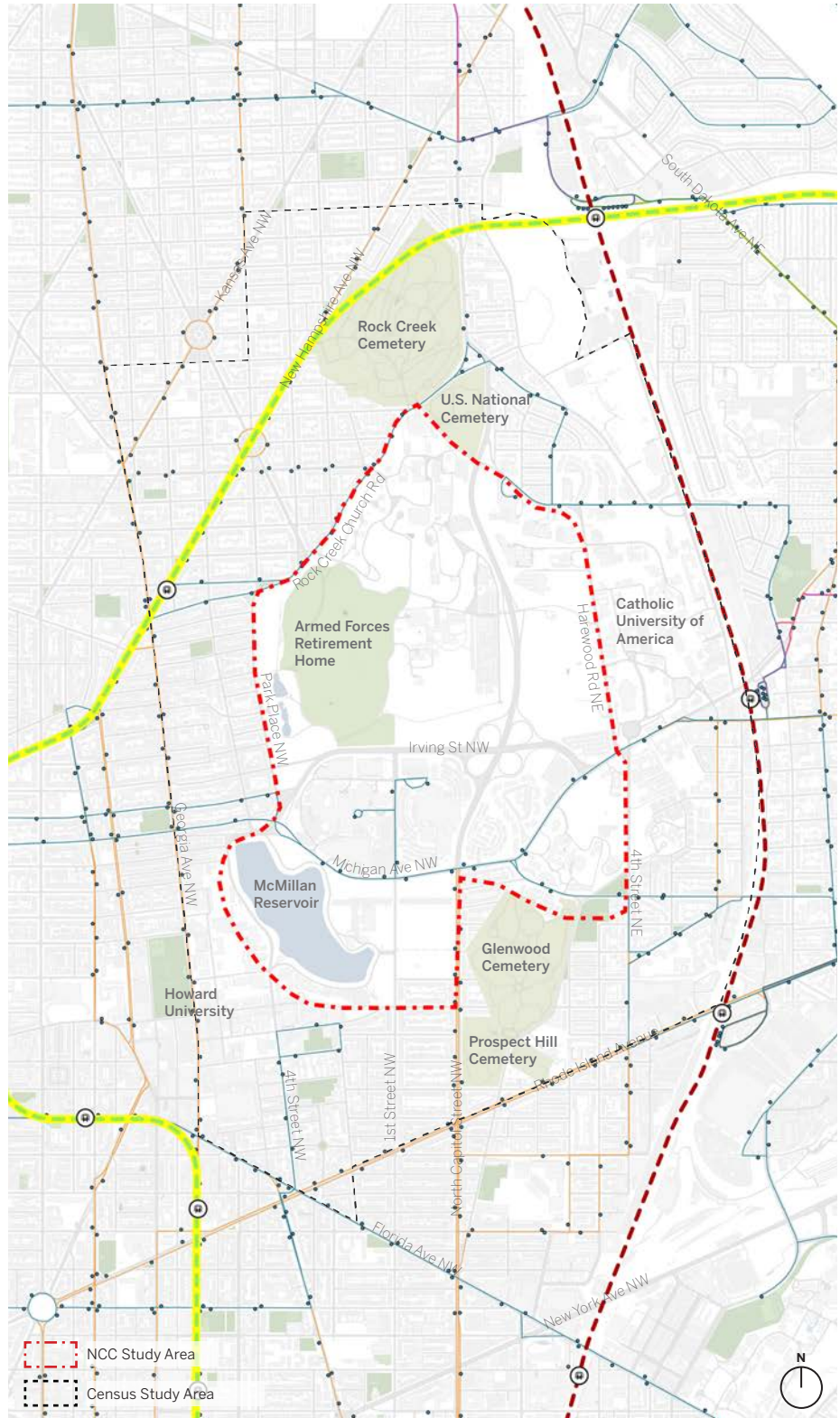
This bikeshed map illustrates within a 45-minute ride, an average biker is able to reach most of the District west of the Anacostia River and portions of neighboring Montgomery and Prince George's counties in Maryland and Arlington County in Virginia.



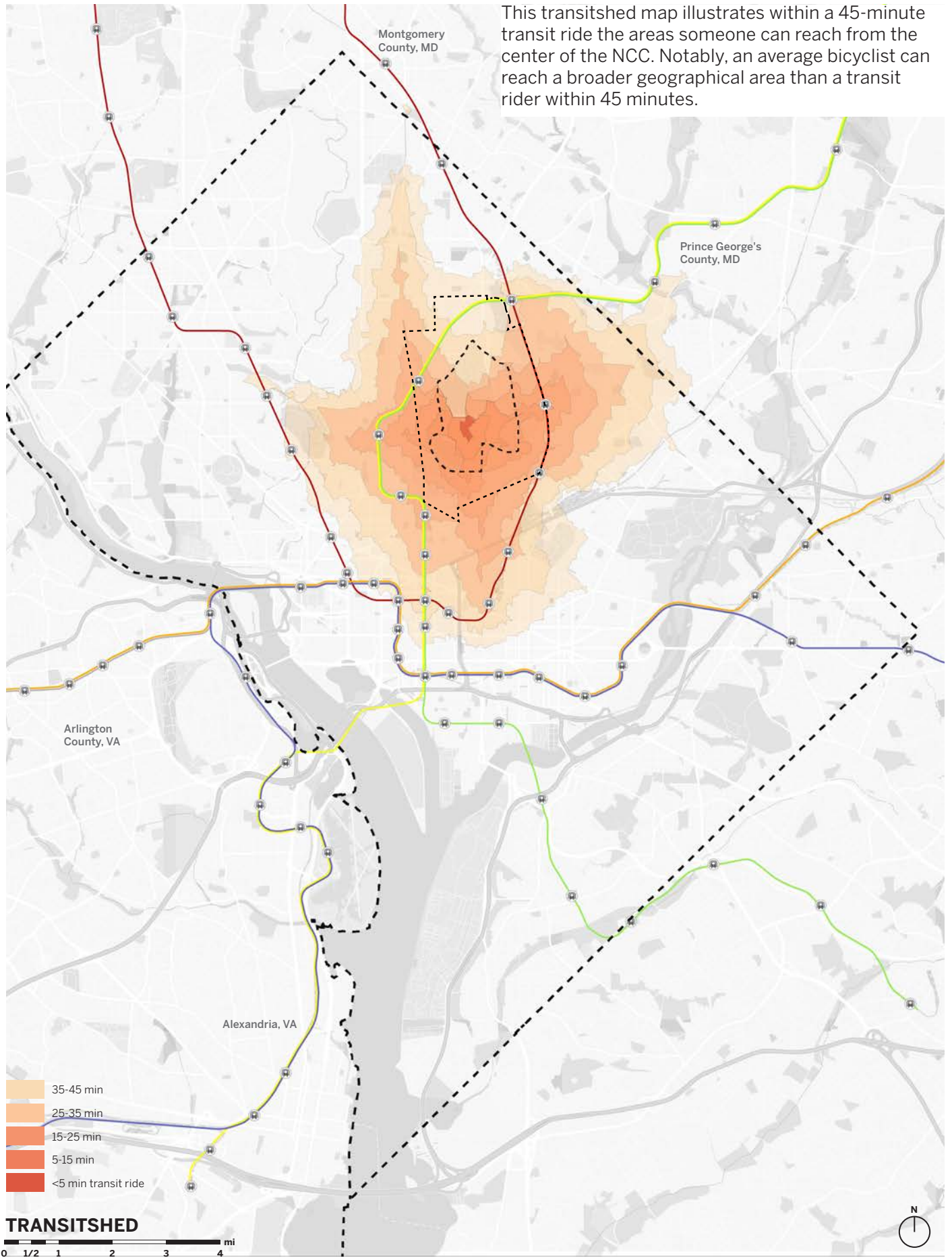
Public Transit

NCC lacks direct access to the Metrorail system but is served by various bus routes, with Michigan Avenue and North Capitol Street serving as major transit corridors.

WMATA bus routes serving the area include the H2, H4, D8, 80, H8/H9, and 60. Notably, the H2 and H4 routes provide direct service to the hospital complex and the Brookland-CUA Metro station. The D8 route connects the hospital complex (at its northern terminus) with Union Station. Along North Capitol Street, route 80 operates from downtown to Michigan Avenue, where it turns right and heads to the Brookland-CUA Metro station. The crosstown H8/H9 routes connect the Cleveland Park and Brookland-CUA Metro stations, while Route 60 runs along a portion of Rock Creek Church Road.



This transitshed map illustrates within a 45-minute transit ride the areas someone can reach from the center of the NCC. Notably, an average bicyclist can reach a broader geographical area than a transit rider within 45 minutes.



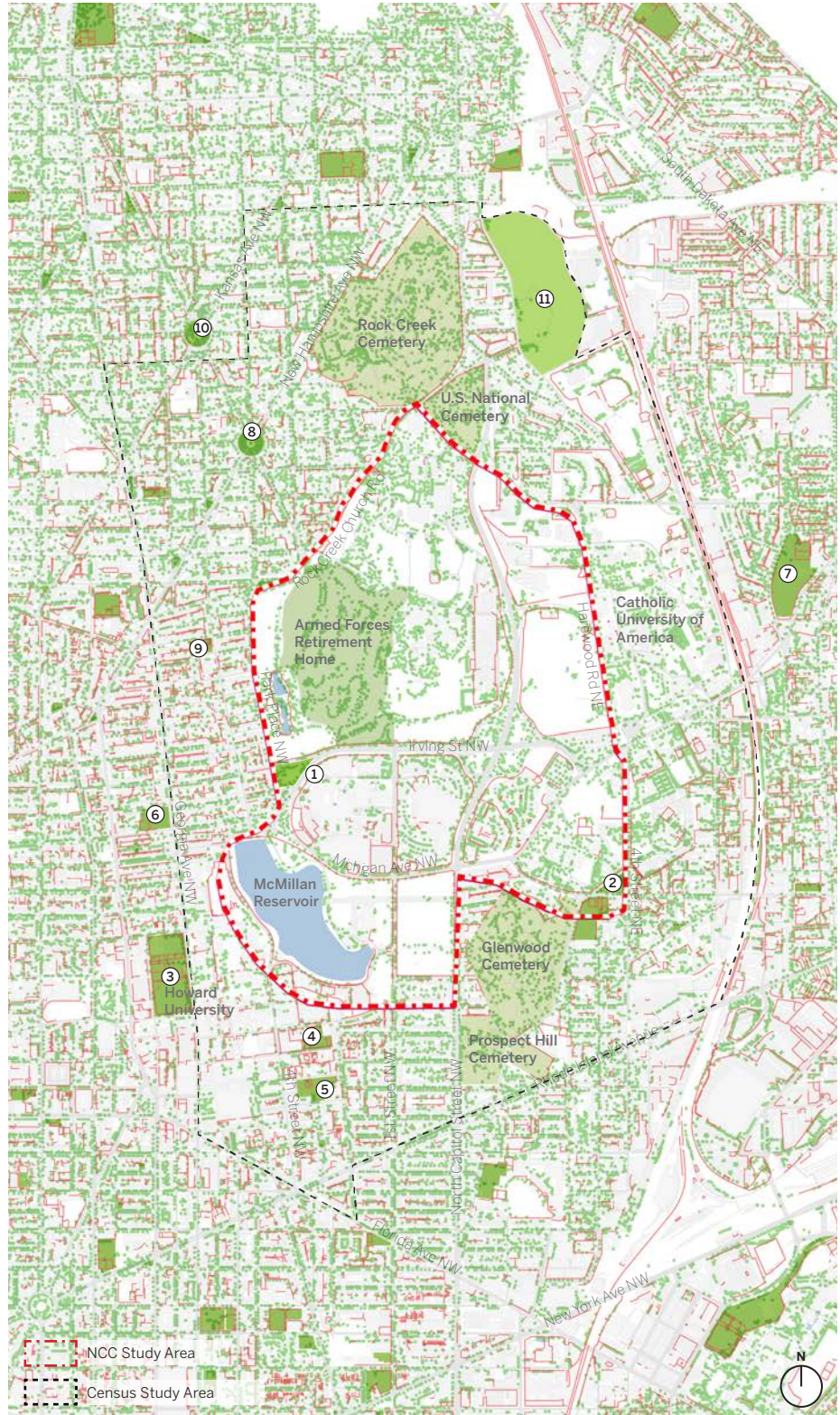
Parks & Open Spaces

The only two publicly accessible open spaces and parks within the NCC are Edgewood Park, managed by DPR, and Wangari Gardens, stewarded by community volunteers. A new 6-acre public park and recreation center with pool is opening at the McMillan redevelopment in 2024.

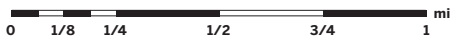
Large fenced-off open spaces in the NCC can be viewed from public sidewalks, including the McMillan reservoir and forested areas and fields at the AFRH, Trinity Washington University, and CUA's west campus. The AFRH for a time offered annual passes for neighboring residents to access the site for passive recreational purposes and has opened its site for occasional ticketed events.

The broader census study area around the NCC includes Fort Totten Park and some smaller parks and recreation centers managed by DPR and NPS, as well as private cemeteries and institutions with larger, less accessible open spaces.

- ① Wangari Gardens
 - ② Edgewood (Small Park)
 - ③ Banneker (Rec Center)
 - ④ K C Lewis (Neighborhood Park)
 - ⑤ The Park of LeDroit (Neighborhood Park)
 - ⑥ Bruce Monroe (Community Park)
 - ⑦ Turkey Thicket (Rec Center)
 - ⑧ Grant Circle
 - ⑨ Park View (Rec Center)
 - ⑩ Sherman Circle
 - ⑪ Fort Totten Park
- Fences
 - Parks



PARKS AND OPEN SPACES





Wangari Gardens



Edgewood Park



The Park of LeDroit



Turkey Thicket



Sherman Circle Park



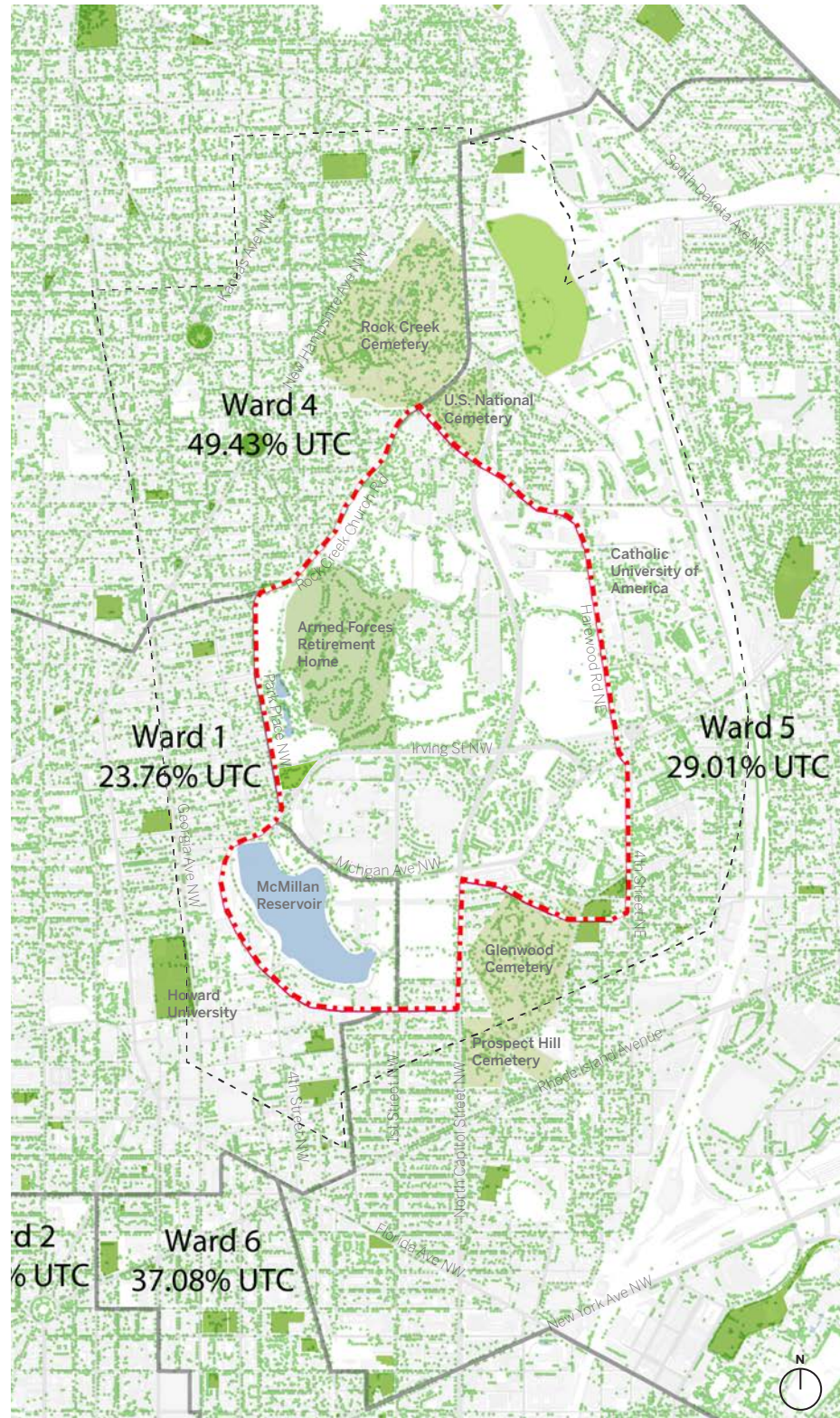
Fort Totten Park

Tree Canopy Coverage

Trees serve an essential role for the District providing clean air, storm water management, heat island mitigation, and wildlife habitats. The citywide goal for tree canopy coverage is 40%. The NCC intersects Wards 1 and 5, which have a tree canopy coverage of 23.7%, and 29%, respectively.

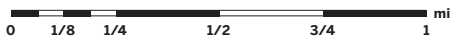


An old tree at Lincoln's Cottage



NCC Study Area
 Census Study Area

STREET TREES AND PARKS



Stormwater

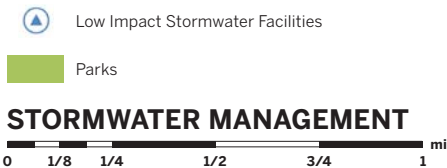
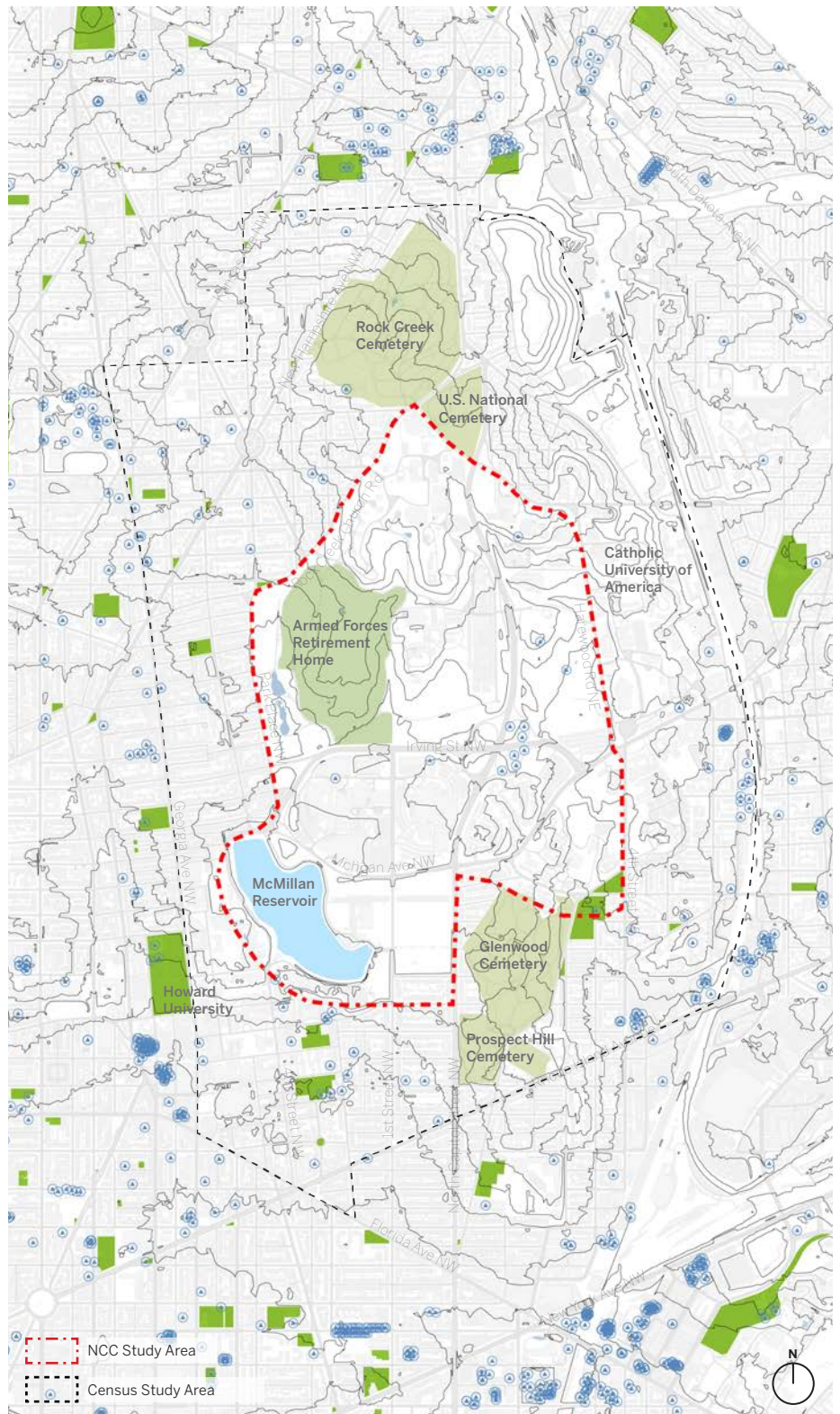
The existing stormwater infrastructure within the NCC's public rights-of-way are owned and maintained by DC Water and District agencies. Low impact stormwater facilities have been integrated into the streetscape tree pit areas. On private property, additional infrastructure includes bio-retention areas, permeable paving, and green roofs.



Bio-retention on Irving Street



Bio-retention at Wangari Gardens

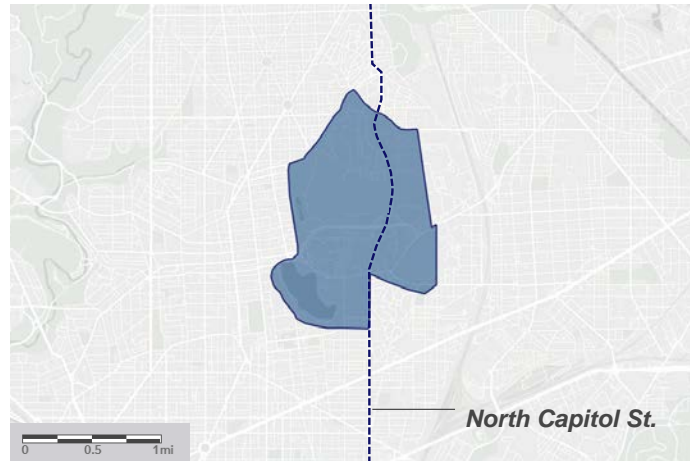


Market Conditions

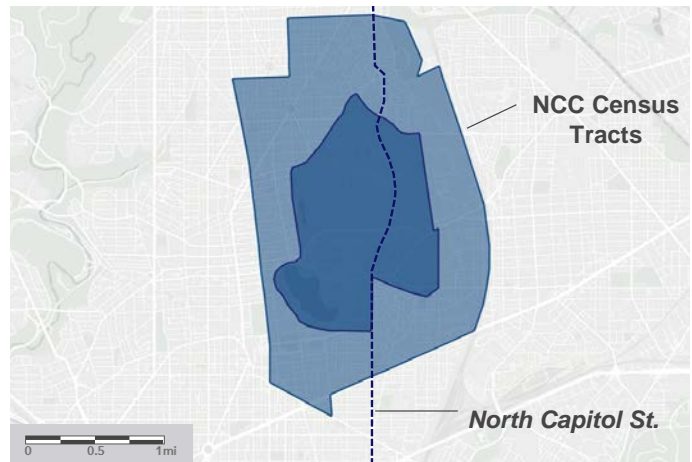
Summary of Key Findings

For the market analysis, a Real Estate Market Area extending beyond the NCC and census study areas was used to capture the sub-market. Seven key findings for this sub-market are summarized below:

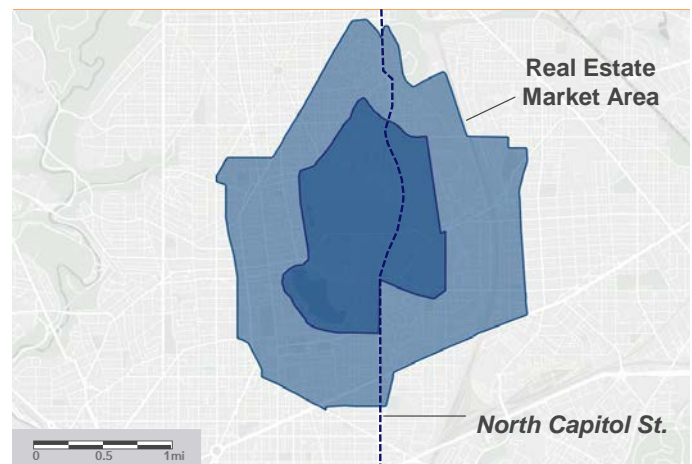
1. The population and household base in NCC is transforming at a faster rate than the District overall.
2. Healthcare will continue to drive economic growth in NCC, creating jobs at all income levels.
3. There is strong demand and need for housing at all affordability levels.
4. The economics of new housing over the long term is strong. However, new development faces short term economic challenges such as higher interest rates, rising construction costs, and the availability of financial subsidies to deliver income-restricted affordable housing.
5. Opportunities for additional office development are limited to medical or institutional uses in the near-term.
6. There is currently unmet retail demand, which will grow over time as the population base continues to expand.
7. The citywide recovery of the hotel sector and local attractions that draw visitors to the area are supportive of hotel development.



NCC Study Area



NCC Study Area and Census Tract Area



NCC Study Area and Real Estate Market Area

Opportunities for NCC

Residential

NCC's residential market presents an opportunity to add additional housing across all affordability levels. Residential opportunities include:

- Additional rental multifamily units, including larger (3+ bedroom) units.
- Additional for-sale units to expand owner-occupied housing and reduce competition for existing homes.
- Preservation and expansion of affordable housing, particularly deeply affordable units.

Future plans in NCC and the surrounding areas contain a robust pipeline of residential units. These units will provide additional homeownership opportunities and rental housing which will ease pressure on the existing housing stock. However, additional investments in affordable housing are needed to adequately serve lower income populations. These plans include:

- The Reservoir District development program includes 400 market rate apartments, 110 affordable apartments, and 146 townhomes.
- The zoning amendment for AFRH redevelopment includes 3,000 residential units.
- 2,968 additional units in the pipeline.

Office

Opportunities for additional office development are limited to medical or institutional uses in the near-term. Office opportunities include:

- Major educational and health anchors in North Capitol Crossroads provide a robust and stable employment base.
- Continued employment growth in the healthcare sector will be a main driver of office demand moving forward.
- Future investments or partnerships by anchors would further support office development.

Future plans in NCC and the surrounding area will more than double existing office space. These plans include:

- 2.1 million square feet of office space in the pipeline, include McMillan Center (1MSF), AFRH (847K SF) and the National Research Center for Health Disparities (180K SF).
- 70% (1.5M SF) of pipeline office space is devoted to medical office or medical research.

Retail

There is currently unmet retail demand, which will grow over time as the population base continues to expand. Retail opportunities include:

- An immediate need for a grocery store in NCC
- Significant unmet demand for hard goods (e.g., hardware, furniture, books) and multipurpose retailers (e.g., Target, Walmart).

The robust retail pipeline in the NCC will ease pressure on a tightening local market for retail space. Planned developments should be careful to include floorplates suitable for hard goods and multipurpose retailers, where there is greatest unmet demand. The current retail pipeline consists of only portions of AFRH's (253K SF) and Reservoir District's (50K SF) programs. The Reservoir District will include a grocery store, addressing lack of access in the immediate area.

Hotel

The citywide recovery of the hotel sector and local attractions that draw visitors to the area are supportive of hotel development. NCC lacks existing hotels yet is home to a number of institutions and attractions that bring visitors to the area.

The two proposed hotels in NCC would provide a place to stay for those visiting the area's attractions and institutions, addressing unmet demand. The AFRH redevelopment contemplates an additional hotel. However, the success of these developments will depend on connectivity with the area and the rest of the District. Future plans include:

- Marriott has proposed two hotel developments within the NCC totaling 266 rooms, targeting 2026 for completion.
- A hotel is contemplated as part of the rezoning for Zone A of AFRH.



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