

DC Department of Housing & Community Development
National Community Reinvestment Coalition

NEIGHBORHOOD STABILIZATION INITIATIVE



NATIONAL
COMMUNITY
REINVESTMENT
COALITION *NCRC*



Initiative Goals

GOAL 1: IMPROVED ACCESS TO DECENT, AFFORDABLE HOUSING

GOAL 2: INCREASED COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES

GOAL 3: A COMPREHENSIVE VISION FOR COMMUNITY REDEVELOPMENT



GOAL 1: IMPROVED ACCESS TO DECENT, AFFORDABLE HOUSING

- ✓ Collect and Map Neighborhood Foreclosure Data



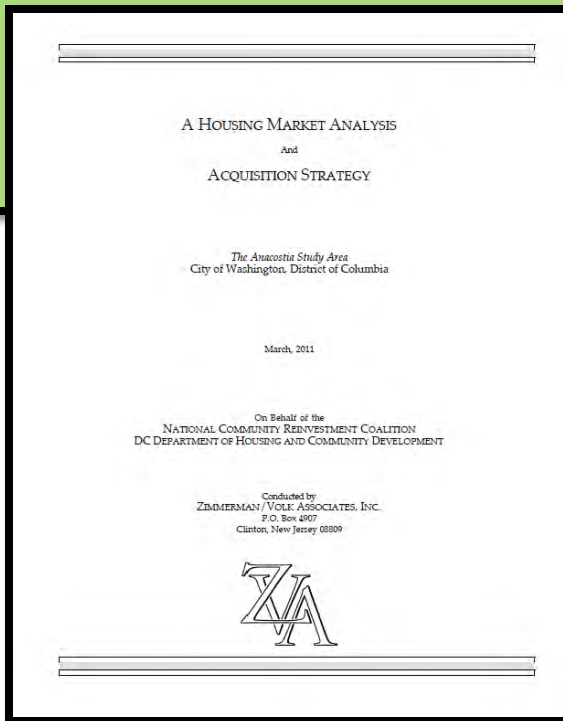
As in other parts of the country, foreclosures increased significantly between 2007 and 2009

Recent instances of foreclosure throughout the neighborhood

Foreclosure “clusters” in areas disconnected from Historic Anacostia core

GOAL 1: IMPROVED ACCESS TO DECENT, AFFORDABLE HOUSING

- ✓ Collect and Map Neighborhood Foreclosure Data
- ✓ Complete Housing Market Analysis



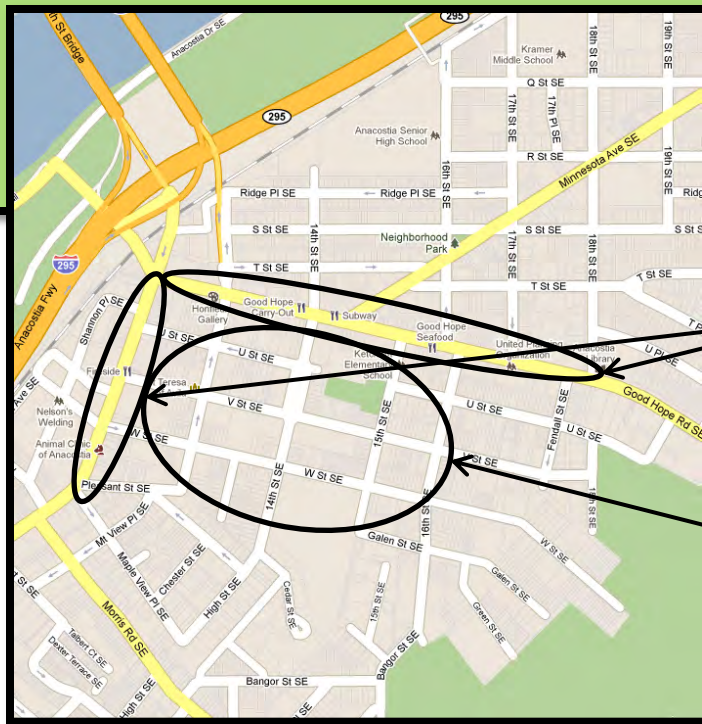
Anacostia will continue to draw new households – most from within Anacostia and other neighborhoods in the District

A majority of new households will likely consist of younger singles and childless couples

Initiative Activities

GOAL 1: IMPROVED ACCESS TO DECENT, AFFORDABLE HOUSING

- ✓ Collect and Map Neighborhood Foreclosure Data
- ✓ Complete Housing Market Analysis



Build housing density along Good Hope and MLK corridors to support new and existing businesses and neighborhood services (including the potential Big K redevelopment)

Support homeownership in Historic Anacostia core to provide neighborhood stability



GOAL 2: INCREASED COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES

✓ Complete Commercial Market Analysis

Anacostia Commercial Market Analysis
Washington, D.C.
March 2011



Final Report

Green Door Advisors
233 Van Ness Street NW Suite 2
Washington, DC 20032

- Near term growth will be driven primarily by the residents of Anacostia, not dependent on large scale projects.
- Resident survey indicates demand for high-quality commercial development.
- New retail often requires initial incentives to encourage and support investments - success requires aggregation at key locations.
- Opportunities for small and mid-scale office are substantial, developments should be located proximate to Metro.

GOAL 2: INCREASED COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES

✓ Understand Market Demand for Retail Uses

Retail Demand Analysis Total Supportable Stores, 2010-2015

	Avg. Store Size	Estimated Demand (SF)	2010 Total Stores Supported	Net New Supportable SF
Furniture & Home Furnishing Stores	N/A	7,480	0	0
Electronics & Appliance Stores	N/A	7,424	1	2,500
Bldg Materials, Garden Equipmt & Supply	2,500	2,803	1	2,500
Grocery Stores ¹	20,000	30,865	1	20,000
Convenience Stores	1,500	1,852	1	1,500
Health and Personal Care Stores	10,000	20,671	2	20,000
Clothing and Clothing Accessories	N/A	14,065	3	12,000
Sporting Goods, Hobby, Book, & Music	N/A	3,346	0	0
Miscellaneous Store Retailers	N/A	0	2	3,000
Full-Service Restaurants	2,000	2,700	1	2,000
Limited-Service Eating Places	2,000	0	0	0
Drinking Places (Alcoholic Beverages)	1,500	572	0	0
General Merchandise	60,000	34,041	0	0
TOTAL:		125,619	12	63,500

60,000 – 70,000 SF Supported over next 5 years

Key retailers include (bold items mentioned in resident survey):

- **Small hardware/homes goods – Ace Hardware**
- **1-2 full service/sit down restaurants**
- **Small grocery store – Yes, FreshGrocer**
- Pharmacy – Walgreens/CVS
- Small clothing/accessories, office supply, convenience – Fedex Kinkos, 7-11

Many of these types of retailers are good fit for entrepreneurs either as local or franchise opportunities

GOAL 2: INCREASED COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES

✓ Understand Market Demand for Office Uses

Office Demand Analysis, 2010-2015

Selected Industries	Avg. Tenant Size	2010 Current Supportable SF
Commercial Banking & Credit Union	5,000	0
Mortgage Brokers	2,500	0
Securities, I-banking, etc	5,000	0
Insurance Agencies	2,500	0
Real Estate Agencies/Prop Mngmt	2,500	0
Law Services	5,000	5,000
Accounting Services	2,500	7,500
Arch/Eng/ Services	5,000	10,000
Interior & Graphic Design Services	2,500	0
Mgmt Consulting	5,000	10,000
Advertising & Media Agencies	5,000	0
Photographic Services	1,500	0
Veterinary Services	2,500	0
Business Support Services	5,000	5,000
Travel Agencies	1,500	0
Landscaping	2,500	0
Physicians	2,500	0
Dentists	1,500	0
Chiropractors	1,500	0
Optometrists	2,500	0
Outpatient Care Centers	5,000	0
Child Day Care Services	5,000	0
Personal Care Services	2,000	0
Dry Cleaner	1,500	0
Associations and Non-Profit Orgs 4	2,000	90,000
		127,500

Support for 125,000 – 130,000sf office over next 5 years

- Nonprofits and associations looking for alternative to higher priced DC submarkets ~ 90,000sf
- Neighborhood services – law offices, accountants, design, business support services ~ 35,000sf

Additional future opportunities for DHS/federal government contractors

GOAL 2: INCREASED COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES

- ✓ Develop Market-Driven, Site-Specific Recommendations – Big K

Prime site to locate office that will meet market demand for close proximity to Metro (within 5 minute walk) and ground floor retail anchor of pharmacy or small scale grocer.

Total potential market driven sq. feet = 60,000sf +/-

This redevelopment scenario would require reconfiguration of historic sites.

Key challenges: structural condition of historic homes, high cost of reconfiguration

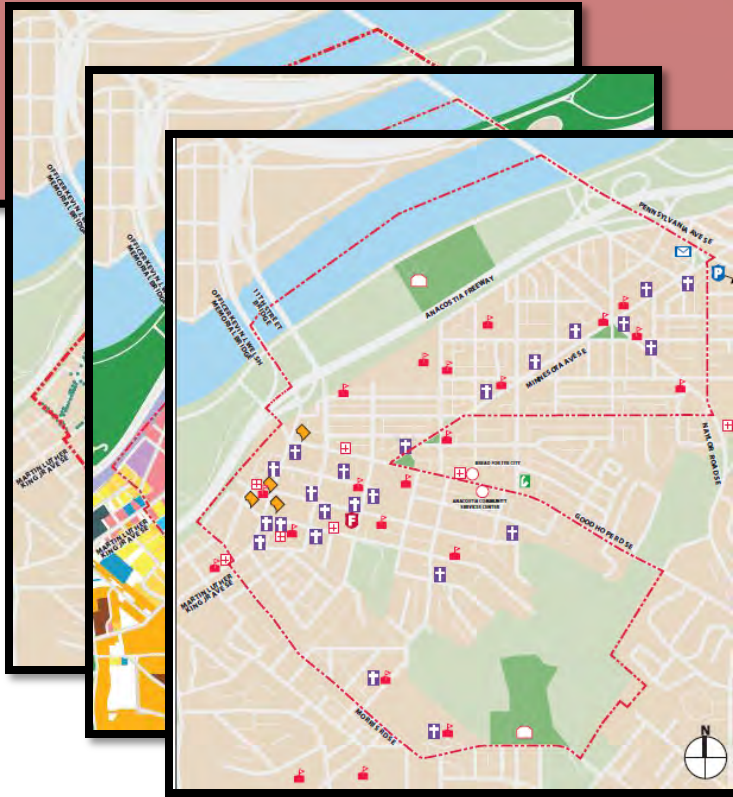
Alternative option to re-use historic homes as unique office space for nonprofit/associations, smaller scale retail/office or cultural uses, as suggested in the resident survey.

Key challenges: parking requirements, historic requirements



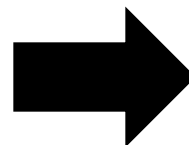
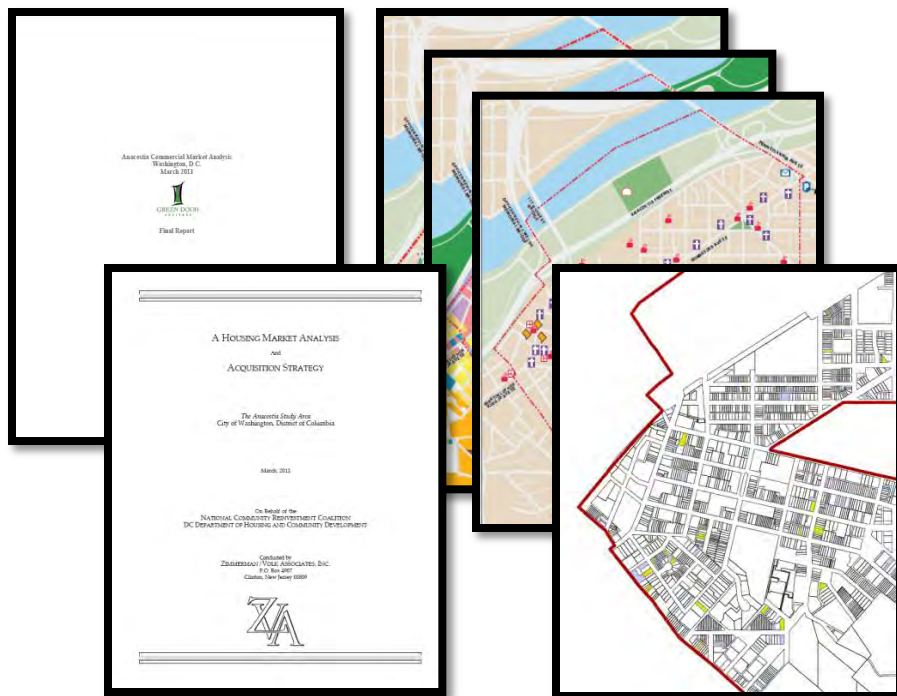
GOAL 3: A COMPREHENSIVE VISION FOR COMMUNITY REDEVELOPMENT


✓ Research and Map Neighborhood Conditions



- Transportation Network
- Institutions/Services
- Zoning
- Vacant Properties
- Street Trees/Canopy

Resident Focus Groups





we
want
to
hear
from
YOU

DC Department of Housing & Community Development
National Community Reinvestment Coalition
NEIGHBORHOOD STABILIZATION INITIATIVE

Housing Focus Group
Thursday, June 16th 6:00PM – 8:00PM

Community Development Focus Group
Thursday, June 23rd 6:00PM – 8:00PM

BOTH meetings will be held at the
DHCD Housing Resource Center,
1800 Martin Luther King, Jr. Avenue, SE

Please attend to share your opinions related to
housing and community development in your
neighborhood.

Refreshments and Participation Incentives will be provided!

Please RSVP by calling (202) 464-2735.

The DC Department of Housing and Community Development (DHCD)
and the National Community Reinvestment Coalition (NCRC) seek
resident input to develop a comprehensive strategy in Anacostia to:

- IMPROVE ACCESS TO AFFORDABLE HOUSING
- INCREASE COMMERCIAL DEVELOPMENT & EMPLOYMENT OPPORTUNITIES
- DEVELOP A COMPREHENSIVE VISION FOR COMMUNITY REDEVELOPMENT



GOAL 3: A COMPREHENSIVE VISION FOR COMMUNITY REDEVELOPMENT

- ✓ Research and Map Neighborhood Conditions
- ✓ Produce Reimagined Photographs to Illustrate Neighborhood Potential



Anacostia, Washington DC

Big K Site – Today



Anacostia, Washington DC
Big K Site – Potential Redevelopment



Anacostia, Washington DC
Big K Site – Potential Redevelopment



Anacostia, Washington DC
Big K Site – Potential Redevelopment



Anacostia, Washington DC

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Anacostia, Washington DC

Big K Site – Potential Redevelopment



Anacostia, Washington DC

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