



COMMUNITY PLANNING WORKSHOP


Trinidad, Washington, D.C.
Final Report

January 4, 2013



American Planning Association

Making Great Communities Happen



The American Planning Association provides leadership in the development of vital communities by advocating excellence in community planning, promoting education and citizen empowerment, and providing the tools and support necessary to effect positive change.

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PREFACE

The American Planning Association (APA) and its professional institute, the American Institute of Certified Planners (AICP), and the Trinidad Neighborhood Association would like to extend their gratitude to the community volunteers who participated in the 2012 Trinidad Community Planning Workshop. Without their efforts, the goals of the community could not be realized. The following is a list of the community stakeholders who participated in the workshop:

Matthew Ashburn	Michael Kelly, AICP
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Both APA staff and the Trinidad Neighborhood Association board collaborated to organize the day's events:

Ryan Scherzinger - Senior Outreach Associate, APA
Thomas Bassett - Senior Program Associate, APA
Nick Kushner - Intern, APA
Jaime Fearer - Secretary of the Board, Trinidad Neighborhood Association

Special thanks to Gallaudet University, particularly Fred Weiner, Assistant Vice President for Administration and Finance, and Kati Morton, Planning and Research Coordinator, for providing both the beautiful space on their campus and sign language interpreters for deaf participants during the workshop.

The American Planning Association, in coordination with the Trinidad Neighborhood Association, compiled this final report as a record of the activities of the Community Planning workshop held on September 29, 2012 at the Sorenson Language and Communication Center on the campus of Gallaudet University in Washington, D.C.

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INTRODUCTION

Community assistance is built into the professional role of a planner. One principle of the *AICP Code of Ethics and Professional Conduct* states that certified planners shall aspire to “seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration.” Yet another principle is that certified planners should aspire to “contribute time and effort to groups lacking in adequate planning resources and to voluntary professional activities.” In the early 1990s, the American Planning Association (APA) and its professional institute, the American Institute of Certified Planners (AICP), began an on-the-ground effort of addressing issues of social equity by providing pro bono technical assistance to communities facing limited resources. By pairing expert urban planning professionals from around the country with citizens from local communities, the initiative seeks to foster community education, engagement, and empowerment. APA has worked with many communities across the country, including most recently workshops in Boyle Heights, Los Angeles, CA and the NoMa neighborhood in Washington, D.C.

Through APA's Community Assistance Program (CAP), AICP sponsors two initiatives: the Community Planning Workshop (CPW) and the Community Planning Assistance Teams (CPAT). CPWs are held in conjunction with APA's National Planning Conference. Workshops are designed to address a local planning issue in a community of the conference host city. Projects are selected to ensure that the community benefits from a focused one-day effort involving community members, local planning staff, and APA volunteers from all over the country. Workshops assist a community that does not have all of the necessary resources to engage in the community planning process. Workshop planners prepare a program that is intended to: a) serve as a legacy of the National Planning Conference for the host city; b) highlight the capabilities of the planning profession; c) visibly demonstrate planning to the public; and d) provide training for both the practitioners and the community on public consensus building while honing skills in community participation and problem solving. CPATs are three- to five-day projects. Communities are selected during two annual application periods. Each team is selected for the specific expertise needed on the project to offer pro bono assistance in developing a framework or vision plan that promotes a sustainable, livable, economically vibrant, and healthy community. Information regarding all of APA's Community Assistance Program efforts may be found online at: www.planning.org/communityassistance.

Expanding the Community Planning Workshop

The Trinidad workshop, held in conjunction with the 2012 APA Fall Leadership Meetings and the Federal Policy and Program Briefing, was the second year of an effort to extend the Community Planning Workshops beyond only the National Planning Conference. It was designed to give members of APA's Leadership, including the Board and Commission and elected members of Chapters and Divisions, a chance to experience a workshop firsthand and learn how to organize a similar one through their own Chapter or Division. APA participants assisted the Trinidad Neighborhood Association with conducting a follow-up workshop to the series of Neighborhood Stabilization Program II workshops held in 2011.

PROJECT OVERVIEW

Trinidad is an historic neighborhood in the northeast quadrant of Washington, D.C. Faced with rapid development in the city now on their doorstep, and a negative image of the neighborhood from the past, Trinidad is grappling with embracing the future while preserving its diverse character, history and affordability.

The Trinidad Neighborhood Association (TNA) is a community-based, volunteer-driven organization dedicated to enhancing the quality of life in Washington, D.C.'s Trinidad neighborhood. Founded in 2009, TNA works to identify and address community concerns, and to promote opportunities for economic development by engaging community stakeholders.

Urban planners from around the country volunteered their time to work side-by-side with Trinidad community residents and other stakeholders on Saturday, September 29, 2012, as part of the Community Planning Workshop. The workshop was held prior to APA's Federal Policy and Program Briefing, which took place September 30 - October 1, 2012 at the Sheraton Crystal City. The goal of the day-long workshop was to work with the Trinidad Neighborhood Association to engage both residents and stakeholders in a visioning discussion.

Going forward, it is clear from the feedback received at the workshop that the type of public participation process modeled by the workshop—one involving active listening and engagement—inspires trust and confidence in the community. As a result of the successful workshop, the visions, goals, themes, and ideas contained in this report will be used by the Trinidad Neighborhood Association as it moves forward to reach its goals for the neighborhood.

BACKGROUND

Brief History

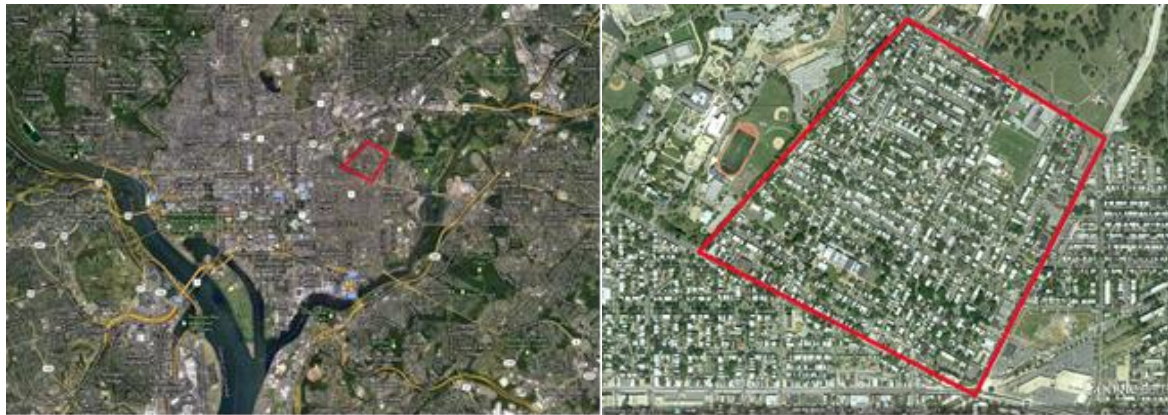
Located in the northeast quadrant of Washington, D.C., Trinidad is bounded on the south by Florida Avenue, on the west by West Virginia Avenue, on the north by Mount Olivet Road, and on the east by Bladensburg Road (refer to *Images 1 & 2* below). To the west of Trinidad lies Gallaudet University, the first school dedicated to the higher education of the deaf and hard of hearing, and Mount Olivet Cemetery and the National Arboretum lie to the northeast.

The name "Trinidad" is believed to derive from a former land owner who lived on the island nation of Trinidad. As the story goes, the Trinidadian died before he could relocate to his landholding in Washington. Over the years, the area (0.27 sq. miles) changed hands several times — from the Corcoran family to Columbian College (now the George Washington University), then to the Washington Brick Machine Company. The brickworks excavated the land for clay, but eventually decided to sell parcels of land to developers.

In the late 1800s, the first houses were built in the southeastern section of the area and Trinidad was later formally established as a Washington, D.C., neighborhood in 1888. American League Park, home of the Washington Senators major league baseball team, was located in Trinidad from 1901 to 1902 before the team moved to Boundary Field and then to Griffith Stadium in LeDroit Park a couple of miles to the northwest.

Since its beginnings, Trinidad has remained a working class neighborhood. Though once more racially integrated, Trinidad is today a predominantly black and African American community. Suburban sprawl and white flight affected Trinidad like many other urban communities across the country in the mid-20th century.

The 1968 riots in Washington following the assassination of Martin Luther King, Jr. also played a significant role in the neighborhood's history.



Images 1 & 2: On left shows Trinidad in geographical context of Washington, D.C. On right shows a closer aerial view of the Trinidad neighborhood in NE Washington, D.C. Source: Google Earth

Trinidad experienced further decline amidst Washington's infamous crack epidemic during the 1980s and '90s. Much of the neighborhood's past and decades-long decline have plagued the area with a negative public image. Furthermore, despite a declining crime rate, the area still suffers from widespread perceptions of rampant crime.

Trinidad today contains many quality affordable housing options — an important asset that the community's many low- and moderate-income families would like to protect. Much of the Community Planning Workshop concentrated on how the community and the city can better protect the character and affordability of the neighborhood, while improving the quality of life for all residents. Connecting the neighborhood to several business corridors on the edges of Trinidad was also a key discussion item during the workshop.

Recent Initiatives

Trinidad and neighboring community Ivy City were grouped together as one of three neighborhoods in the District to receive federal funds through the second round of the Neighborhood Stabilization Program (NSP2) in 2011. \$9.5M in federal funding was allocated to DC's Department of Housing and Community Development (DHCD). This funding was projected to allow DHCD to: (1) acquire 25 abandoned or foreclosed properties and resell them to low- or moderate-income (LMI) families; (2) provide loans for the rehabilitation of roughly 40 multi-family or single-family housing units for LMI families; and (3) provide home purchase assistance to approximately 45 LMI families. Note that these projected figures are across all three NSP2 communities, not just Ivy City/Trinidad.

From March 9 – April 20, 2011 the DCHD and the National Community Reinvestment Coalition (NCRC) helped organize a series of workshops in the neighborhood focused around the following topics: Workforce Development Needs, Housing Impediments and Opportunities, Social Conditions and Neighborhood Services, Commercial and Business Development, Perspectives on Redevelopment, and Community Greening. From these and other discussions, community residents came up with three core goals to pursue: 1) Improved access to affordable housing, 2) Increased commercial development and employment opportunities, and 3) A comprehensive vision for community redevelopment. APA's Community Planning Workshop worked to assess progress made over the past year in pursuit of these three goals and plan for next steps forward.

Housing

One reason cited by DHCD for choosing Trinidad/Ivy City as one of the sites for NSP2 funds was the ongoing implementation of the [Ivy City Special Demonstration Project](#). This project initially began in 2002 and has received funds from all three rounds of NSP funding so far. It aims to provide 58 affordable ownership units in Ivy City. The four developers chosen to rehabilitate and construct the new housing units are Mi Casa, Manna, Inc., Habitat for Humanity of Washington, DC, and Mission First.

The Housing study conducted through the NSP2 process found that the current neighborhood market could support roughly 18 new or renovated ownership units and 38 new or renovated rental units per year. The study recommended the following strategies to preserve quality affordable housing:

- 1) Acquire and renovate affordable housing units on streets acting as the 'public face' of Trinidad (West Virginia, Florida, and Bladensburg), on southern interior blocks of the neighborhood that may face rising rental pressures from the eventual development of the streetcar line and current redevelopment of H Street NE, and on streets where investment has already been made.
- 2) Provide new affordable rentals in mixed-use development sites on Bladensburg and Mt. Olivet.
- 3) Better utilize and increase community knowledge of homeownership programs aimed at low-income communities, such as the [Home Purchase Assistance Program](#) (HPAP).

Links to other NSP2 Documents:

- [NSP2 Homeownership Strategies Report](#) (reference pp. 19-20)
- [NSP2 Housing Market Analysis](#) (reference Executive Summary, pp. i-ii)
- [NSP2 Foreclosure Data Report](#)

Commercial & Workforce Development

Current commercial development opportunities exist on Bladensburg Road, Florida Avenue, and the inner-neighborhood streets of Queen and Montebello. Currently Florida Avenue hosts a few art galleries, including [CONNERSMITH](#), [Industry Gallery](#), and G Fine Art Gallery, and in 2011 Trinidad hosted its first '[Art in the Alley](#)' event. While Florida Avenue is not currently part of an arts overlay district, residents have expressed interest in pursuing this over the past few years. Bladensburg Road has potential to be a thriving commercial district, but at the moment is littered with vacant, blighted properties and an excess of used car lots. In 2008, former DC Mayor Adrian Fenty took action to shut down [illegal used car lots](#). However, once Mayor Gray was elected, some of the car lots began to re-open and they currently take up valuable retail space along Bladensburg. Many residents expressed displeasure with the car lots during the NSP2 community forums.

A commercial market analysis of the area was conducted by Green Door Advisors which found that the main commercial concerns for community members have been poor customer service and low quality products at local outlets. This causes many residents to leave the area to shop for basic goods and services. The analysis presented the following recommendations/findings in their report:

- 1) That the neighborhood considers applying to DC's [Commercial Development Technical Assistance Program](#) and focuses on developing higher-quality retail fitting to the population's needs, while also diversifying demand;
- 2) That an opportunity exists in the neighborhood for 40,000-50,000 SF of retail and 50,000-60,000 SF of office development. Suggested retail options included pet supply, home furnishings, office supply, clothing, books, and fresh grocers; and
- 3) That strategies mentioned in the [DC Office of Planning Retail Action Roadmap](#) are pursued, including storefront and façade improvements, partnerships with existing BIDs and CDCs and the use of the mobile retail concept to temporarily enliven vacant lots and parcels.

Links to other NSP2 Documents with regard to Commercial & Workforce Development:

- [NSP2 Commercial Market Analysis](#) (reference pp. 20-25)

- [NSP2 Alternative Business Development Options](#)
- [NSP2 Franchise Opportunities](#)

During the NSP2 process there was also a workforce survey sent out to area residents and a canvass of existing workforce training programs. These efforts produced the following general recommendations/findings:

- 1) The top barriers to employment in the community were transportation, criminal history, homelessness, lack of training, and lack of child care services.
- 2) An increase in community outreach and responsiveness was needed from existing workforce development programs.
- 3) A centralized information source for workforce development resources should be pursued.

Link to NSP2 Workforce Development Report:

- [NSP2 Workforce Development Report](#) (reference pp. 20-26)

Comprehensive Vision

The comprehensive vision for Trinidad/Ivy City outlined through the NSP2 workshops included the following:

- 1) An enhanced transportation network
- 2) Greater connection to institutions and services in the area
- 3) Zoning revisions and addressing the issue of vacant properties
- 4) Increasing police patrols
- 5) Nurturing a stronger relationship between the community and the police
- 6) Encouraging the development of affordable child care in the area
- 7) Addressing issues of littering and dumping
- 8) 'Community greening' initiatives such as developing a greater tree canopy, working with DDOE on NSP2 building retrofits, creating more pedestrian crosswalks, and holding community block demonstrations highlighting green infrastructure techniques, such as the use of rain barrels.

See *Appendix C* for the NSP2 Community Vision Map

Link to NSP2 Neighborhood Greening Report:

[NSP2 Neighborhood Greening Report](#)

Nearby Developments

[NY Ave/Bladensburg Rd.](#) – Redevelopment site anchored by a new [Walmart](#). The site poses an opportunity for local employment and for the development of supplementary retail that meets the expressed needs of the community.

[Union Market](#) – A recently opened artisan market in the [Capital City/ Florida Ave Market](#) that opened to the public at the start of September and sits across 6th St. NE from Gallaudet.

[H St. Main Street](#) – One of 7 Main Streets throughout the District of Columbia. The designation has provided assistance for continued commercial development along the corridor. The [H St. Strategic Development Plan](#) has also provided investments of more than \$1.45B from both the public and private sectors.

[Streetcar – H St./Benning Rd. NE](#) – Streetcar design using previously existing tracks which has seen a number of delays over the past few years. The most recent timetable calls for the commencement of operations toward the end of 2013. The project is expected to bring increased development to the corridor and raise property values in the surrounding neighborhoods. There is currently contention over the necessity of the new system and over the location where streetcars will be stored (See articles in Appendix M).

[Gallaudet 2022 Campus Plan](#) – Strategic plan being developed by the University which aims to create a new pedestrian entrance to the campus on the corner of Florida Ave. and 6th St NE, refurbish the Gallaudet Mall, accommodate enrollment growth by increasing density and on-campus housing, and build new connections with the local community.

[NoMa BID](#) – An area just to the west of the Capital City/Florida Ave market that stretches roughly 8 blocks north of Union Station between New Jersey Ave./North Capital St. and 3rd/4th St. NE. A number of recent developments have been secured that promise to generate economic activity, raise property values and provide high density housing for new residents attracted to the area.

WORKSHOP OVERVIEW

The 2012 Trinidad Community Planning Workshop was held Saturday, September 29, 2012. The workshop began at 8:30am and concluded at 4:30pm with a working lunch (*please see the workshop agenda for more details in Appendix A*).

The planning participants met at the Sorenson Language and Communication Center (SLCC) located on the campus of Gallaudet University. Following coffee and breakfast, introductions were given by APA's CEO, Paul Farmer, FAICP, and Anna Breinich, AICP, President of APA's professional institute, the American Institute of Certified Planners. Next, the President of the NoMa BID provided an update regarding the 2011 Community Planning Workshop in Washington. Finally, the secretary of the Trinidad Neighborhood Association board, Jaime Fearer, provided a brief background to Trinidad before leading the group on a walking tour of the neighborhood.

APA participants were encouraged to walk with local residents and stakeholders and ask questions about the neighborhood along the way. The tour included the Florida Avenue, Bladensburg Road, and Mt. Olivet Road corridors, as well as the internal residential streets and the neighborhood-serving commercial strip along Montello Avenue. The group also toured some of West Virginia Avenue along the western border with Gallaudet University.

Following the tour, participants reconvened at the SLCC building where they received instructions for their first breakout group discussions. Participants were separated into five breakout groups, each containing a combination of planners from around the country and community stakeholders. The community stakeholders included:

- Trinidad residents, TNA board members, and Advisory Neighborhood Commissioners
- Residents/representatives of adjacent neighborhoods
- Business owners from the area
- Landowners and developers with a stake in Trinidad
- Gallaudet University representatives
- Representatives from Trinidad churches
- D.C. government agencies

These breakout groups worked individually in three different sessions. Each session covered a different topic. After discussing the topics within their groups, all participants rejoined and each group presented its

takeaways from the discussion in a "Report-Out."

The breakout groups collaborated on the following topics:

- Trinidad Vision Statement
- NSP2 Review and Next Steps
- *Each breakout group was assigned one of the following topics for the third and final breakout discussion:*
 - Addressing the issue of vacant/abandoned lots, including the possible reuse of Webb Elementary (on Mt. Olivet Road)
 - Commercial development along Bladensburg Road
 - Commercial development along Florida Avenue and secondary streets
 - Transportation connectivity to community assets
 - Maintaining housing affordability throughout the neighborhood/community and safety/anti-littering and loitering campaigns

Following the breakout groups and reporting out, the group worked collectively to discuss the day's major themes and takeaways, and strategies for long-term public engagement to advance many of the goals discussed.

WORKSHOP TAKEAWAYS

Reviewing the vision statements and breakout group notes, one finds common threads, identified below. These ideas and themes listed could serve as a starting point for continued conversation between the Trinidad Neighborhood Association, community residents, and local government. Additional breakout group notes are provided in *Appendix B*.

Topic #1: Trinidad Vision Statement

Each breakout group was asked to formulate a statement that conveys, broadly, their group's vision for the Trinidad neighborhood. The following key takeaways and vision statements were formed. Questions considered can be found in the workshop agenda in *Appendix A*.

Orange:

- *Vision statement:*
We envision ourselves as a great place that brings people together -- both new and old --and we share in embracing change in a positive way to reinforce the community. Working together to: preserve current housing prices, diminish crime and drugs, retain and strengthen current partnerships and resources, embrace the spirit of Trinidad.
- *Other ideas:*
People, embrace change, newcomers sometimes blamed, church concerned about people being left out, do positive things - working on homes, beautification, great place to work - short commute to Gallaudet, great place to play - young boys playing football etc., new playgrounds, Gallaudet as resource, homeowners fixing up, some rental (not so much), restaurants and bars nearby, accessibility-cars, transit, walking, family oriented-all types, need place to come together.

Blue:

- The Trinidad Neighborhood Community will be a welcoming, tight knit, supportive, community which is strong.
- The Trinidad Neighborhood provides a safe, diverse, stable system of businesses which builds economic opportunity for all population groups.

- The Trinidad Neighborhood provides a diverse stock of housing and community activities which relates to our population and its needs.

Red:

- *Vision Statement:*
Trinidad is an engaging, walkable, diverse, artistic neighborhood. We have active participation in planning, development, and implementation of programming initiatives aimed at enhancing the quality of life of Trinidad residents. This makes it a wonderful, safe, family-friendly place to live, work, play, and visit.
- *Favorite things:*
Park, proximity to rest of town, stores, walkable, great architecture, diverse, concerned citizens
- *Amenities:*
Satellite social service facility, public art, public programming - kids, elderly, economic development
- *Where are we now? Going? Want to be?*
Cultural area, Bladensburg Rd., more engagement, better leadership, more community involvement

Yellow:

- *Vision statement:*
Trinidad is an electrifying community embracing history and diversity while maintaining affordability and togetherness. We are a welcoming, multi-generational, working-class, diverse, community, with vibrant green spaces and community PRIDE!

Summary of Topic #1: Preserving the diverse character of the neighborhood was a recurring theme among groups. Families and safety are also important ideas. There is recognition of change in the neighborhood, but also the need for leadership and more community involvement. Preserving affordable housing was another key concern among the groups' discussions.

Topic #2: NSP II Review

Each breakout group was asked to review some of the NSP2 documents and discuss the outcomes of that process. Groups were asked to determine how to use any momentum gained from that process to strategize next steps for Trinidad and provide recommendations.

Orange:

1) Strengthen affordable homeownership

- Issue of rental (mostly redevelopment on Bladensburg Road)
- Focus on homeownership (interior)
- Possibility of renewing Gallaudet's "[Live Near Your Work](#)" program: a performance-contingent grant program created by the DC Office of Planning that matched contributions by Gallaudet University. The grants went towards down-payments and closing costs for homes purchased by awarded Gallaudet employees.
 - Leverage with other funds

2) Commercial revitalization

- Preserve character on Florida Avenue
- Get some of the business that may be driven off of H Street
- Let Bladensburg Road go denser/higher (rental, condos) with retail below
- Art District idea is interesting
 - Needs to be flexible
 - Allow for/encourage lofts
 - Extend to Bladensburg Road

- Façade improvements
 - [Programs and resources from DC government](#)
 - Queen and Montello Streets

3) Redevelopment vision

- 4) Open space/ access - Open University during day on weekend - midpoint gate on West Virginia Avenue
- Accessibility issues towards west

Yellow:

1) Commercial

- Interim uses for the underused/ not pretty commercial
- Increasing appeal of existing business
- Challenge of landlords with high leases on vacant buildings
- Façade improvements for existing commercial
- Partner with other 501c3s to access
- Faith-based orgs help?
- Need infrastructure for vacant lots/ NSP funds?
- Capitalize on H St. farmers market
- Galleries - capitalize on their appeal
- "Green team" - paying for cleanup teams
- Investigate getting DC's Community Development Block Grant (CDBG) funds
 - [DCHD's Notice of Funding Availability](#)
- Look for grants for 501c3 contract employees
- Leverage university resources to build business
- Attract healthcare businesses

2) Neighborhood greening

- Continue tree inventory/replacement
- Strengthen relationship with Arboretum - engagement with neighborhood
- Strengthen relationship w/ Casey Trees
- Raised bed community gardens on vacant lots
- Adopt a tree program

3) Housing: Maintaining Affordability

- Reach out to housing nonprofits
- Advocate changes to rent control laws in DC
- Find DC's HUD consolidated plan for housing (5 year plan)

Green:

1) Housing (focus was 90% on housing)

- Educate people about affordable housing funding
- Rent assistance - alley housing - illegal should be looked at
- Gallaudet students living off campus - Gallaudet University may want to consider certified landlords - quick to go

2) Community Development

- Need design guidelines for enhancements from new developments
- Overlay for arts area including bars, restaurants, associated retail (may exist or need to be restructured) Note: DC currently rewriting zoning code over next 1-2 years
- Small area plans
 - Adequate notice - community input, visioning
 - Workforce development - didn't occur
- CDC to get grants for improvements - façade

3) Transportation

- Reduce lane on Florida Avenue and other major roads and add bike or pedestrian lane
- Install high visibility crosswalks
- ADA requirements, crosswalks, sidewalks
- Road diet
- Streetscape

Red:

1) Need an economic development plan for/by Trinidad

- Addresses all stakeholders
- Residents stakeholders
- Workforce development
- Rental, vacant properties, rezoning, housing for mixed income, affordability

2) Education/libraries

3) Combine transportation and connectivity

- Enhancements needed: bike lanes, crosswalks, meters on Bladensburg Road
- Connectivity: crosswalks, southern gate to arboretum needs to be reopened, better signage

4) Vacant property

- Rezoning, tie to economic plan

5) Stronger police

6) Affordable childcare still needed

- *Follow-up:* Is childcare too expensive in Trinidad or is it at maximum capacity?

7) Littering/dumping

8) Community greening

Orange:

1) Stronger relationship between community and police

2) Littering and dumping

3) Zoning revisions: enforcement needed, community character

4) Greater connections

5) Increase police

6) Community greening

7) Develop affordable child care

8) Enhanced transportation network

Other ideas:

- Economic empowerment
- Resident opportunities
- Skill building
- Broaden mission of existing institutions to help - don't have an institution identified
- Connection between TNA, Ivy City
- Define character of area - link to development types and uses
- Campaign to address litter, dumping

Needs:

- Campaign to address litter and dumping: state of Oregon has program
- Economic empowerment: opportunities for residents
- Code enforcement: zoning context to encourage positive development

- Communication between all groups with a stake in the area: institutions, churches, community groups, DC government, schools, shelters
- Police communication - generally good but needs to continue and include discussions prior to 911 calls
- Affordability of housing in rental market
- Stakeholders missing: Ivy City representatives, landlords: especially those who own but don't live in area (have an interest in area), developers/ affordable housing programs
- CDC, like Manna
- Those needing child care: need to define market

Summary of Topic #2: The idea to create a CDC to foster more community development in Trinidad was frequently talked about. There is a great need to educate residents about existing affordable housing programs that the city and other organizations offer. The presence and relationship between the community and police was mentioned several times across groups, suggesting a need to bring the police department into more community conversations. Capturing some of the economic growth on H Street may need further exploration. Some kind of arts district on Florida Avenue is of interest to many, but needs more discussion to determine how it will fit with the character of the neighborhood and integrate other uses. Greening the neighborhood was a popular concept, which could also address some of the vacant/abandoned lots. Workforce development is a welcomed idea among residents.

Topic #3: Focusing on Specific Areas of Trinidad

Each breakout group was given a specific focus area to discuss and provide recommendations for.

Orange: Commercial development along Florida Avenue, Mt. Olivet Road, Bladensburg Road, and secondary streets

- Coordinate with Gallaudet for proposed development on/adjacent to Florida Avenue (housing over retail)
- As rents increase on H Street, attract departing businesses to Florida Avenue or Bladensburg Road
 - CDC
 - TNA
- Find 2-3 small developers to develop catalyst projects
- Review/revise zoning on Florida Avenue to protect character and encourage neighborhood retail uses, live-work units, artist lofts, coffee shops
 - Need "3rd place" uses
- Promote secondary entry to Arboretum at Bladensburg
- Integrate cemetery to neighborhood- passive recreational use?
- Façade improvement and streetscape program to reinforce image & activate sidewalk with outdoor uses
- Increase sidewalk width along with "road diet"
- Promote ethnic food store, restaurant or bakery @ Queen & Montello
- Work with City and Gallaudet for sidewalk improvements on W. Virginia
- Work with New Samaritan Church on catalyst projects for church-owned lands on Florida
 - Child care
 - Senior care
 - "3rd place" – coffee shop
- Focus police efforts on Mt. Olivet & Montello to decrease drug activity

Green: **Transportation connectivity to community assets**

- Bladensburg Rd. – wider sidewalks, streetscape plan
- Transit shelters
- Speed deterrent/traffic calming – in alleyways especially
- Open western and southern entrances to Arboretum
- Gallaudet – open W. VA Ave. entrance, put up monitored gate
- Wayfinding signs near campus
- NY Ave metro-Walmart bus loop – create new one
 - Jobs-access reverse commute federal funds –JARC (subsidizes a bus to try route)
 - Subscription bus or pilot program
- W. VA Ave. – Rumble strip by school
- Need for increased bike/pedestrian safety:
 - Lighting – alleys & design
 - Wider sidewalks
 - Litter receptacles
 - Crosswalks
 - Wayfinding signs
 - Real time messaging – bus & rail
 - Reassess need for one-way streets- can they become two-way?
- Mt. Olivet & Bladensburg intersection needs to be more pedestrian friendly/ better signage
- Brand Trinidad with wayfinding signs
- Bus stop signs/maps (ex. H St. stop)
- Add bus stop on Bladensburg Rd. (too few stops now)
- Bikeshare in Trinidad near transit
- Zip car access/ Car 2 Go
- Improve bus service near Walmart
 - Cart rack at bus stop
- Reevaluate street sweeping need
 - Causes parking loss
 - Can't have bike lane now
 - Effectiveness questionable

Yellow: **Commercial development on Bladensburg Road**

1) Image/Perception/Branding

- “Nitty gritty Arts District” idea
 - Arts, retail, live/work lofts
- Aesthetic improvements (public investment to spur private investment)

2) Champion/Advocate

- Use neighborhood association or councilperson?
 - Area of website
 - Info clearinghouse on available programs, loans
 - Assistance w/ process
 - Financing and technical assistance

3) Zoning fine-tuning

- Codes to control things like outdoor storage
- Illegal uses
- Enforcement
- Amortize obnoxious uses

Red: Addressing the Issue of vacant/abandoned lots, including the possible reuse of Webb Elementary School

- Redevelop Webb Elementary School: Pool, library, resource center, pool-indoor, vocational training, incubator/accelerator (local virtuous cycle)
- Vacant lots/buildings: become customers of CDC
- All ties back to creation of Trinidad CDC

Blue: Maintain housing affordability throughout the neighborhood/community and safety/anti-littering and loitering campaigns

1) Who is missing?

- Business community/ business in neighborhood
 - [CHAMPS](#) (Capitol Hill Association of Merchants and Professionals)
- Organized advocacy role for businesses
 - Residents represented through TNA

2) Litter

- Include stakeholders & resources
- Community Education campaign on littering and impact on community
 - Joint campaign with police to help control dumping activity
 - Tie occupancy permits to trash service for Multifamily Units
 - Use crime cameras to track/record activity
 - Empty public trashcans regularly
 - Additional public trash cans (at bus stops)
 - Partner with local businesses about trash being left by their customers
 - Community trash sweep and 'adopt a block' programs
 - Identify block leaders to implement
 - Pick up regularly around public buildings
 - Get kids involved through local schools and recreation centers
 - TNA has quarterly cleanup events
 - Get churches involved
 - DC has a goods dump program
 - Recruit volunteers with trucks; organize scheduled dump runs
 - Thrift store runs
 - DC picks up for < 3 units; larger requires trash removal contract
 - Multimedia/ education campaign on littering

3) Housing affordability (How do we maintain this?)

- What are the inclusionary zoning (IZ) provisions?
- What are the current tools being used? – Are all being used by community?
- What is the housing gap?
 - List all tools for affordable housing and how they are applied in neighborhood
 - Housing rehabilitation program/ CDBG rehab program
 - Diverse housing stock within inventory (granny flats, studios, accessory units, single room occupancy, apartments, single family detached)
 - Review zoning and identify amendments
 - Maintain community input with new development
 - Design guidelines for new construction
 - Role of community in design review & discussion process needs to be defined

- High rise/ dense development may not be totally appropriate without guidelines (design review, etc.) in areas suggested
- Business association for locally-based business outlets

4) Crime prevention/anti-loitering

- Neighborhood watch is needed/ needs to become more active
- Crime Prevention Through Environmental Design (CPTED) design standards for new developments/renovations
- Trim trees to open corridors to more daylight and light at night
- LED bulbs needed in current fixtures
- Use social media to help track and report criminal activity
 - Rolling calls used correctly
 - Has listserv & website
- How to use technology to support community's work to reduce crime?
- SIMMS, RAUM, MEIGS a focus
 - Target patrols, cameras, lighting improvements
- Trinidad has a dedicated police patrol

Entire Group Discussion: Long-Term Public Engagement

At the end of the day, the entire group met to focus on a long-term public engagement strategy for the Trinidad Neighborhood Association and, where applicable, other stakeholder groups in attendance as well. Unfortunately, due to limited time at the end of the day, this discussion was cut shorter than originally scheduled in the agenda.

Planners expressed the need for TNA to prioritize many of the issues discussed throughout the day and to begin targeting them one-by-one. TNA's capacity is limited, but focusing their efforts on a continued series of "small wins" will build confidence among more residents and, hopefully, enable increased community support for other efforts requiring wider-scaled participation.

Local participants expressed some urgency to provide more outreach to residents regarding existing affordable housing programs, since that emerged as a running theme in many breakout groups' conversations.

During this discussion, Deborah Crain-Kemp, D.C.'s Ward 5 Planner, stated to workshop participants that the District is currently engaged in a comprehensive rewrite of the city's zoning code. Completion of the rewrite is expected in the next one to two years.

CONCLUDING REMARKS FROM TNA

The day-long CPW provided the time, space, and energy to delve into the vision the Trinidad community has for its future, and we cannot adequately express our thanks to APA staff and members as well as our community's stakeholders. While the scope and topics for the day were admittedly broad, TNA came away with a more acute sense of what action items it would like to focus on in the neighborhood in both the near- and long-term. Additionally, the CPW modeled a public participation process that involved both active listening and engagement, and TNA looks forward to replicating that model to continue to inspire trust and confidence throughout the community.

In reviewing the summary of discussions from the CPW, TNA has identified the following initial action items that will help shape the organization's trajectory in 2013:

- General
 - Hold a board meeting early in the first quarter – which ultimately flows into a wider community meeting – to outline and assign actionable steps resulting from the CPW
 - Create action-item lists relating to particular agencies and organizations in DC
 - Rank action items by possibility – that is, what are low-hanging fruit the community can tackle in the short term, and what items will take more time, capacity, funding, etc.?
 - Continue to strengthen our partnerships with Gallaudet, Union Market, Ivy City, and neighboring communities so that we may work together and advocate for common causes
- Trinidad Community Vision Statement
 - Revisit the vision session and explore the ways in which we can further this discussion, including through a neighborhood assets inventory
 - Create and utilize a community marketing strategy, based loosely on what was developed during the NSP2 process
- NSP2
 - Investigate DC’s CDBG funding and what it means for Trinidad
 - Partner with neighborhood faith-based organizations – already talking with Community United Methodist Church and Courtney’s house about a potential mural project
- Housing
 - Arrange a seminar on affordable housing in the neighborhood; reach out to the Coalition for Nonprofit Housing and Economic Development (CNHED) and the Housing for All campaign for guidance and support
- Economic/Commercial Development
 - Consider applying to *reSTORE* DC’s Commercial District Technical Assistance Program (CD-TAP)
 - Explore what it would take to set up a neighborhood-based CDC

APPENDICES

Appendix A: Workshop Agenda

Appendix B: Additional Workshop Notes

Appendix C: NSP2 Community Vision Map

APPENDIX A: Workshop Agenda

Workshop Schedule (Subject to Change as Needed)

7:25 - 8:30 a.m.	Planners meet APA staff in lobby of conference hotel and board Metrorail to Gallaudet University
8:30 a.m.	All participants arrive in lobby of SLCC building at Gallaudet University
8:30 - 8:45 a.m.	Coffee and snacks for participants
8:45 - 9:15 a.m.	Welcomes, introductions & brief background presentation
9:15 - 10:45 a.m.	Walking tour of Trinidad
10:45 - 11:00 a.m.	Return to Gallaudet, brief introduction to first breakout session, & break-out groups disperse to assigned classrooms
11:00 a.m. - noon	Discussion and report out (Trinidad vision statement)
Noon - 1:45 p.m.	Discussion and report out (Review NSP II & Next Steps) – Working Lunch
1:45 - 3:15 p.m.	Discussion & report out (assigned topics)
3:15 - 4:00 p.m.	Entire group discussion (synthesis)
4:00 - 4:30 p.m.	APA planners meeting / Local participants meeting
4:30 p.m.	Adjourn / APA participants return to hotel via Metro rail for leadership meetings

Break-out Groups

Workshop participants will be separated into break-out groups, each comprised of APA members and stakeholders. Community stakeholders may include:

- Residents of Trinidad, including Board members of the Trinidad Neighborhood Association (TNA)
- Business owners in or near Trinidad
- Residents or representatives of surrounding neighborhoods
- Local organizations
- District government agencies (District Office of Planning, Dept. of Housing & Community Development, Dept. of General Services...)

Break-out Group Session

Introduce yourselves:

- Neighborhood representatives: Include how long you have lived in the area, what brings you to the workshop, what you hope to achieve in participating, and so on.
- Planners: Identify where you come from, what you do in your profession, and so on.

Meet your group leader:

Staff will assign each break-out group a leader, who will facilitate the discussion and will be the “point person” for APA and the TNA during the working session.

Select both a record keeper and two spokespersons:

- The *record keeper* is responsible for accurately capturing and recording the major points of discussion. The record keeper needs to be a good listener and be able to quickly record key points.
- The *spokespersons* are responsible for reporting back to the entire group of attendees after reconvening on the idea of each break-out group. Local neighborhood representatives are encouraged to take on this role.

Work on your discussion questions:

Find consensus among the group and report back with answers and recommendations.

Ground Rules

In order for the day to go smoothly and effectively, please abide by the following ground rules:

- There are no observers. This is a participation exercise. Everyone is encouraged and welcome to join in and everyone has something to contribute.
- There are no right or wrong answers as we think about the future of the sites.
- Respect the opinion of others. Encourage others to participate.
- Commit yourself to a team approach. Together we can generate ideas and options.
- Think in terms of how to make things happen.

During the Break-out Group sessions:

- Take some time to clearly state the issue for discussion.
- Ask for clarification if you do not understand the issues presented.
- Challenge your fellow participants to think outside the box.
- Do not dominate the discussion.
- Think in terms of doable steps in recommending approaches and setting priorities.
- Only one person should be speaking at any time at each table.
- Keep voices to a conversational tone to avoid drowning out the other break-out groups.

During the Large Group session:

- Listen to the presentation.
- Contribute to the general discussion.
- Ask for clarification as needed. There are no dumb questions!
- Be respectful of other's perspectives.

- Try not to be repetitive but build on the discussion of others.

Subject Areas for Break-Out Group Discussion:

Each break-out group will consider the following topics in their discussion of a Trinidad Community Visioning Strategy. The questions under each heading are intended not only to start discussion during the working session, but to help APA member participants start thinking about these issues in advance of the workshop. Other questions and related discussion topics are encouraged.

Each group will organize a brief presentation for the final “Reporting Out” period that covers findings and recommendations for each of the bolded topic areas below. Members of each break-out group should elect one or two people to present their group’s findings.

Break-out Groups — Phase I:

Objectives: 1) Trinidad Vision Statement 2) NSP2 Review and Next steps

Objective 1: Trinidad Vision Statement

Discussion: 11:00–11:30 a.m.

Reporting out: 11:30–11:55 a.m.

Each break-out group should formulate a statement that conveys, broadly, their group’s vision for the Trinidad neighborhood.

Questions to consider:

- What are your favorite things about Trinidad—what makes it a great place to live, work, and play? How might these elements be reinforced?
- What specific amenities do we need to make Trinidad a better place and community?
- Where are we now? Where are we going? Where do we want to be?

Deliverable: No more than three sentences expressing the vision for Trinidad.

Objective 2: Review NSP2 Review and Next Steps

Discussion: Noon–1:15 p.m. (including a working lunch)

Reporting out: 1:15–1:45 p.m.

For this discussion, please refer to NSP II documents, links to which are provided on pp.14-16 in the briefing booklet. Discuss the outcomes of the NSP II process and determine how to use any momentum gained from that process to strategize next steps for Trinidad.

The core goals of the NSP II initiative included:

- Improved access to affordable housing
- Increased commercial development and employment opportunities

- A comprehensive vision for community redevelopment

Questions to consider:

- In reviewing these documents, what are your reactions? Do you agree or disagree on the recommendations? What has changed in the last year—for better and for worse—that informs how the community works toward these goals?
- What NSP and NSP II best practices across the country can this community look to for guidance?
- What stakeholders were not included in that process, and how do we engage them going forward?
- How do we fold these goals into actionable items, and how can the community work to ensure these goals are considered in the city government's planning?

Deliverable: Provide a list of recommendations for next steps, prioritizing them (By desire? By feasibility? By potential cost? Etc.)

Break-out Groups—Phase II:

Breakout groups *will be assigned one of the following objectives* to discuss and report back to the full group.

Objectives:

- 1) Addressing the issue of vacant/abandoned lots, including the possible reuse of Webb Elementary**
- 2) Commercial development on Bladensburg Rd.**
- 3) Commercial development on Florida and secondary streets**
- 4) Transportation connectivity to community assets**
- 5) Maintain housing affordability throughout the neighborhood/community safety/anti-littering and loitering campaigns**

Discussion: 1:45–2:45 p.m.
Reporting out: 2:45–3:15 p.m.

Objective/Group 1: Addressing the issue of vacant/abandoned lots, including the possible reuse of Webb Elementary

Questions to consider:

- What is the neighborhood's vision for the vacant (and now fire-gutted) Webb Elementary School (which is adjacent to the Trinidad Recreation Center)?

- What can we do about crumbling structures, abandoned/vacant property, and poorly maintained buildings and parcels along the Bladensburg Rd. corridor?
- Can any abandoned lots be used for community greening initiatives?

Deliverable: Report back to large group with suggestions for next steps, possibly including potential stakeholders and resources for the community to pursue

Objective/Group 2: Commercial development on Bladensburg Rd.

Questions to consider:

- Does the current retail make up of Bladensburg Rd. fit with the community vision for Trinidad?
- What retail/businesses/mixed-use would find the area attractive while fitting in with the community's vision? How can we attract those businesses?
- How do we make the corridor unique and a draw for both residents and visiting shoppers/diners?
- Should Commercial District TAP grants be pursued? Is there a possibility to pursue a BID?
- Would rezoning help development? Form-based codes?
- How do we address the glut of used car lots?

Deliverable: Report back to large group with suggestions for next steps, possibly including potential stakeholders and resources for the community to pursue

Objective/Group 3: Commercial development on Florida and secondary streets

Questions to consider:

- What identifies the Florida Ave. Arts District? What can we do to promote it as part of the neighborhood? How do Florida Ave. and Bladensburg Rd. relate to each other in terms of corridor development? To H St. NE?
- What complementary businesses would be attracted to this area? How do we draw them in?
- How do we encourage secondary commercial development within the neighborhood (i.e. along Montello Ave. near Queen St.)?

Deliverable: Report back to large group with suggestions for next steps, possibly including potential stakeholders and resources for the community to pursue

Objective/Group 4: Transportation connectivity to community assets

Questions to consider:

- How can we create increase accessibility to in-community and neighboring amenities, including the Trinidad's two recreation centers, the National Arboretum, and Gallaudet's

campus? What opportunities are there to improve accessibility connecting northern Trinidad with the H St. corridor?

- How do we develop a community plan to work with surrounding development, including H St. NE, Gallaudet, Union Market, and Walmart?
- How do we calm traffic on Bladensburg Rd. so it is safe and inviting for pedestrian-friendly retail?
- Is traffic calming needed on West Virginia Ave.?
- Where are there needs for increased pedestrian and bike safety?

Deliverable: Report back to large group with suggestions for next steps, possibly including potential stakeholders and resources for the community to pursue

Objective/Group 5: Maintain housing affordability throughout the neighborhood/community safety/anti-littering and loitering campaigns

Questions to consider:

- How can we maintain housing affordability (no matter tenure, i.e. ownership or renter) while encouraging economic development?
- How does housing affordability in Trinidad relate to development surrounding the neighborhood (i.e. H St. NE, NoMa and Union Market, Walmart)?
- What actions can the community take (Increased community policing? Encouraging physical design/Crime Prevention Through Environmental Design (CPTED)? Etc.?) to decrease loitering and criminal activity along Mt. Olivet Rd.?
- What best practices exist for anti-littering campaigns?

Deliverable: Report back to large group with suggestions for next steps, possibly including potential stakeholders and resources for the community to pursue

Entire Group Discussion—Synthesis:

Discussion: 3:15–4:00 p.m.

Objective: Create a tangible, action-oriented framework that community stakeholders and the city government can cooperatively advance

Questions to consider:

- What does a long-term public engagement strategy look like?
- How can the community plan to incorporate the views of *all* residents? How can the plan be a successful, working document?
- How should the community work with local and regional agencies such as the District Department of Transportation, Office of Planning, Department of Parks and Recreation, Department of Consumer and Regulatory Affairs, Department of Public Works, Metropolitan Police Department, Department of General Services, and others?

Deliverable: A prioritized list of recommendations for how the community can and should engage its resident base and other stakeholders in the neighborhood, as well as District government agencies.

APPENDIX B: Additional Workshop Notes

The following were additional working notes provided by the "Yellow" breakout group:

- Vision future words:
 - Safe, small business opportunities, embracing, multi-generational, mixed income, loving, community togetherness, clean, more development, self-sufficiency, proud, active, vibrant, diverse, affordable, stronger, Bladensburg for neighbors-not just cars, Arboretum, green, entrepreneurship, connected family friendly, thriving, pedestrians, exciting
- Now:
 - Colorful, electric, history, recreation, community, diverse, transport, change, neighborly, friendly, relatively unblighted, trees, respectful, unique, walkable, calming, architecture, university, working class, green space, residential, school, "great bones", eclectic, well-kept, commercial, communication (on front porch), pride
- Bladensburg Rd.
 - New zoning – ability to have four stories would help
 - ABC laws changing – protests
 - Challenge: market demand does not support much retail (not enough walk-ins)
 - Vacant properties: challenge, speculative land banking, financing
 - Many vacant lots don't have infrastructure hook-ups
 - Atlas Flats retail: vacant 1+ year
 - Could be good anchor but only one tenant
 - Perception: need public improvements to stimulate private investment (tree boxes, sidewalks, etc.)
 - Opportunity "wrap" H St. to Bladensburg
 - Arts Overlay – qualifies area for \$
 - Transportation access a problem
 - Cabs avoid area
 - No trolley (ends at H St.- even if implemented)
 - Tax incentives – need more capacity and info
 - How to access?
 - Residential/artist lofts/studio space
 - "Pioneers" to start revitalization
 - Current mix
 - OK with legitimate auto uses
 - Parking lot full of tires not ok – illegal activities
 - Add façade, other beautification efforts
 - Niche:
 - Entry "arts" – affordable, "embrace the struggling artist"
 - Warehouse space – artist incubator/ food artisan incubator
 - Work-live
 - Lack of code enforcement is a problem
 - Advocate for better codes – e.g. outdoor storage
 - Need to engage elected officials – enlist as positive partner – champion success
 - Façade grant program – *at the right time* (when you have a core of businesses who will access it)
 - Advocacy – power in numbers – especially with enforcement/ quality of life
 - Not just one "squeaky wheel"
 - Coalitions with other neighborhood associations w/ similar concerns
 - Business/permit process is complicated, makes it difficult
 - Run-around, expeditors
 - Need an advocate, especially for independent businesses

- How to negotiate process
 - Available programs
- Partner with utilities
- Champion-role of neighborhood association here
 - Links on website
- Need better relationship w/ police – loitering, crime
 - Now its apathetic at best (need better responses to complaints)
 - Community policing to create sense of safety

The following were additional working notes provided by the "Orange" breakout group:

Vision:

1) Favorites:

- neighbors, like everyone
- great place to live
- people coming in -- concerned & get involved
- great place to work
- community center provides place to play
- lots of homeowners; people are cleaning up, picking up trash
- Gallaudet has opened up recreation fields to community

2) Church is embracing the change, but skeptical

- people tend to blame the new people for the change even though It is larger societal issues
- family-oriented community
- everyone looks out for each other

APPENDIX C: NSP2 Community Vision Map



1. WALMART MIGHT COME
2. NEED CBA WITH WALMART (MIXED-USE, ETC.)
3. HELP REMOVE OLD BUILDING
4. PARTNER WITH NEW CLUB OWNER FOR COMMUNITY BENEFIT
5. OLD HECT CO. CHANGE TO APT/OFFICE
6. TAKE OUT NY AVE MENS' HOME
7. CRUMMEL SCHOOL
8. COMMUNITY USE FOR CRUMMEL SCHOOL
9. DYS
10. HOUSE NEEDS TO BE REMOVED
11. OPEN GALLAUDET TO COMMUNITY
12. GALLAUDET EDGE, OPEN TO COMMUNITY
13. SUGAR/PANDA
14. ACTIVATE NEIGHBORHOOD PARK
15. INTERSECTION OF MT. OLIVET AND W. VA NEEDS TO BE MORE PED. FRIENDLY
16. ACTIVATE THE STREET
17. SLOW TRAFFIC. PEDESTRIAN/BIKE FRIENDLY
18. IMPROVE WALKABILITY TO ARBORETUM
19. REMOVE ALL THE CAR LOTS ON BLADENSBURG RD.
20. IMPROVE STREETScape & PUBLIC REALM ALONG MT OLIVET AND W. VA AVE
21. OLD CAR LOT AT BLADENSBURG AND MT OLIVET, POTENTIAL GATEWAY
22. ACCESS TO ARBORETUM
23. PARK?
24. REVIEW USES OF 4 UNIT MULTI-FAM PROPS THROUGHOUT NEIGHBORHOOD
25. OPPORTUNITY FOR NEW HOUSING AT WEBB
26. ENHANCE COMMERCIAL NODE AT MONTELLO AVE
27. COMMERCIAL SPACE - FACADE IMPROVEMENTS
28. BIKE SHARE AT TRINIDAD REC CENTER
29. REMOVE THE CAR LOT
30. GET RID OF LOUSY CAR LOTS - COMMERCIAL WE CAN USE
31. "CENTRAL COMMERCIAL DISTRICT"
32. INCOMPLETE CONSTRUCTION ON HOLBROOK
33. CORNER OF OATES AND MONTELLO
34. MONTELLO, REVAMP MAIN THROUGHWAY THROUGH NEIGHBORHOOD
35. PEP CO SUB-STATION (VACANT?) COULD BE POTENTIAL GREEN SPACE
36. BLADENSBURG: BRING FRIENDLY, WALKABLE COMMERCIAL
37. VISIBLE LIFE TO SLOW "HIGHWAY" TRAFFIC
38. BICYCLE FRIENDLY ALL
39. BIKE SHARE AT JOE COLE REC CENTER
40. APARTMENT FOR SALE. NO TREES, WRECKED SIDEWALK
41. DHCD OWNED BUILDING IS BLIGHTED, BOARDED UP.
42. COMMERCIAL FACADE IMPROVEMENTS
43. NEW PARK AT JOE COLE - COMING SOON ! :)
44. CORNER RESTAURANT AT MONTELLO AND MORSE
45. 1233 MORSE ST: BAD CONSTRUCTION PROJECT, LONG HISTGORY - ASK ANC
46. FLORIDA COMMERCIAL W/ REAL FOOD, VEGETABLE MARKET, RESTAURANTS
47. ARTS DISTRICT
48. NHL STILL VACANT - COMMUNITY USE? MARKET/FLEA MARKET?