

NATIONAL CAPITAL PLANNING COMMISSION

WASHINGTON, D.C. 20576

NCPC File No. URO7

SHAW SCHOOL URBAN RENEWAL AREA
URBAN RENEWAL PLAN MODIFICATIONS

Report of the Urban Renewal and Housing Committee

November 6, 1969 ← *meeting Date*

The Committee recommends that the Commission adopt the attached resolution modifying the Urban Renewal Plan for the Shaw School Urban Renewal Area to (1) include in the first year Neighborhood Development Program the acquisition and disposition for low- and moderate-income housing of all properties in Square 551, with the exception of the property of the Mount Sinai Baptist Church, and (2) permit the acquisition of land in Square 394 for the development of an interior block park.

* * * *

The Committee has reviewed the request of the Redevelopment Land Agency for modification of the Urban Renewal Plan for the Shaw School Urban Renewal Area to provide for the acquisition and disposition of all property in Square 551 with the exception of the property of the Mount Sinai Baptist Church.

The Committee understands that there is a sizeable amount of vacant land and/or buildings in Square 551 that can provide much-needed housing for families from the adjoining Bates Street area (Squares 552 and 615) where residential rehabilitation is beginning as part of the First Action Year. The accomplishment of rehabilitation in these squares will depend to a large extent upon the availability of additional housing in order to effectively reduce existing overcrowding.

Square 551 is bounded by First, Q, Third and R Streets, N.W. Exclusive of the Mount Sinai Baptist Church property, there are 6.4 net acres within this square. The block includes a mixture of industrial and residential land uses. More than 50 percent of buildings are extremely deficient or are blighting influences and large expanses of land are used for parking of Embassy Dairy trucks. There are 32 families and 35 individuals presently occupying existing housing. Six businesses are in operation and two businesses--one of which is the former Hertz truck rental complex--are vacant.

A detailed study of conditions in this square by the Agency, in conjunction with the Urban League Center, clearly shows that substantially all of Square 551 should be redeveloped. The deteriorated condition of houses along Q Street and Third Street, N.W., together with the blighting influences of the Embassy Dairy use, which generates a large amount of truck traffic, qualifies the properties in this square, under HUD regulations, for acquisition and demolition.

There has been general agreement among those involved in planning for the Shaw School Urban Renewal Area that the eventual redevelopment of this particular square would provide a housing resource for the relocation of families who wish to own their own homes. The General Land Use Plan Map of the Urban Renewal Plan designates Square 551 as "Residential-Low Density."

The Committee therefore recommends that the Urban Renewal Plan be modified to provide for the acquisition and disposition of Square 551 with the understanding that a detailed plan and program, including arrangement of building types, off-street parking, pedestrian circulation, public park and/or recreation areas and any necessary street and alley changes and setbacks will be developed jointly by NCPC, RLA, MICCO and the Urban League Center and presented to the Commission for its review and comment prior to any disposition of land in this Square.

The Committee has also reviewed the request of the Agency for modifications to the Urban Renewal Plan to permit the acquisition and disposition of a 50-foot wide section in square 394 (including a twelve-foot wide alley) and a vacant building lot fronting on 8th Street, N.W. for the construction of a publicly-owned and maintained inner block park to be used by the residents of the area, especially those who reside on 8th Street and 9th Street in Square 394.

The properties in Square 394 are scheduled for rehabilitation as part of the first year actions in the Neighborhood Development Program. Two other squares with a high degree of home ownership (Squares 362 and 363) in the immediate vicinity of Square 394 also have been scheduled for rehabilitation and actual work is in progress. There have been no contracts for work consummated in Square 394 and the sponsors contend that a better chance of total success will exist with the development of a public park and recreation area as requested. Approximately seventy-five percent of the properties in this Square are either owned or under contract for purchase by RLA.

The Agency proposes to acquire the rear 20 feet of properties that it has not purchased, except certain properties at each end of the Square. The park will be developed as a "demonstration" with funds that have been set aside to be used for rehabilitation demonstration purposes. It is expected that the Department of Recreation will maintain the interior park; and the District Sanitation Department will provide services under special arrangements. The Committee requests that the Agency report to the Commission its findings regarding the success or failure of this demonstration.

The Committee recommends that

1. A twelve-foot wide easement be established coterminous with the alignment of the existing alley for the use of emergency and service vehicles only;

2. Rehabilitation of the entire square include curb-to-property line improvements such as lighting, street furniture, landscaping and surface improvements in conjunction with improvements to private property;

3. Improvements within the curb-to-property line along the 8th Street frontage be consistent with an overall plan of an 8th Street pedestrian mall developed by the Redevelopment Land Agency as part of a planning studies in the 1st Year Actions, which plan shall be submitted for the review of the Commission prior to any improvement within the right-of-way of 8th Street, N.W.; and

4. None of the rehabilitation activities in this block preclude or adversely affect the potential development of the proposed 8th Street pedestrian mall.

The Coordinating Committee, at its meeting on October 28, 1969, reviewed and recommended favorably on the requests from the Agency.

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NATIONAL CAPITAL PLANNING COMMISSION

WASHINGTON, D.C. 20576

RESOLUTION FURTHER MODIFYING THE URBAN RENEWAL PLAN FOR
SHAW SCHOOL URBAN RENEWAL AREA

November 6, 1969

WHEREAS, pursuant to Section 6(b) of the District of Columbia Redevelopment Act of 1945, as amended (hereinafter referred to as the "Redevelopment Act"), an Urban Renewal Plan for the Shaw School Urban Renewal Area (hereinafter referred to as the "Urban Renewal Plan") was adopted on January 9, 1969 by the National Capital Planning Commission (hereinafter referred to as the "Commission"), and approved on January 28, 1969, after public hearing thereon, by the District of Columbia Council (hereinafter referred to as the "Council");

WHEREAS, certain modifications to the Urban Renewal Plan were adopted by the Commission on April 3, 1969, May 1, 1969 and September 11, 1969, which modifications are presently under consideration by the Council; and

WHEREAS, further modifications to the Urban Renewal Plan are necessary to accomplish redevelopment and rehabilitation within the Shaw School Urban Renewal Area and to provide maximum opportunity for such redevelopment and rehabilitation by private enterprise.

BE IT RESOLVED, that pursuant to Sections 6(b) and 12 of the Redevelopment Act, the Commission adopts the following modifications to the Urban Renewal Plan for the Shaw School Urban Renewal Area:

MODIFICATION NO. 1

1. Add the following at the end of Paragraph 631.00:

"Disposition Lot 15 - Square 551, provided that not less than one acre of the Disposition Lot shall be developed as a Public Community Park"

2. Map No. 4, Renewal Action Areas - First Action Year, Map No. 5, Land Disposition, and Map No. 6, Site Development Plan, are modified as shown on Map No. 4C, Modification to Renewal Action Areas - First Action Year Map, dated November 3, 1969 (NCPC Map File No. 31.20 (71.00)-25808) ; Map No. 5C, Modification to Land Disposition Map, dated November 3, 1969 (NCPC Map File No. 31.20(05.60)-25809) ; and Map No. 6C, Modification to Site Development Plan, dated November 3, 1969 (NCPC Map File No. 31.20(05.12)-25810) , respectively.

MODIFICATION NO. 2

1. Change the period to a comma at the end of Paragraph 520.12, add the word "or", and add a new subparagraph "e" to read as follows:

"e. developed by the Agency, and thereafter disposed of for public improvements or public facilities in accordance with the Plan."

2. Add the following at the end of Paragraph 635.00:

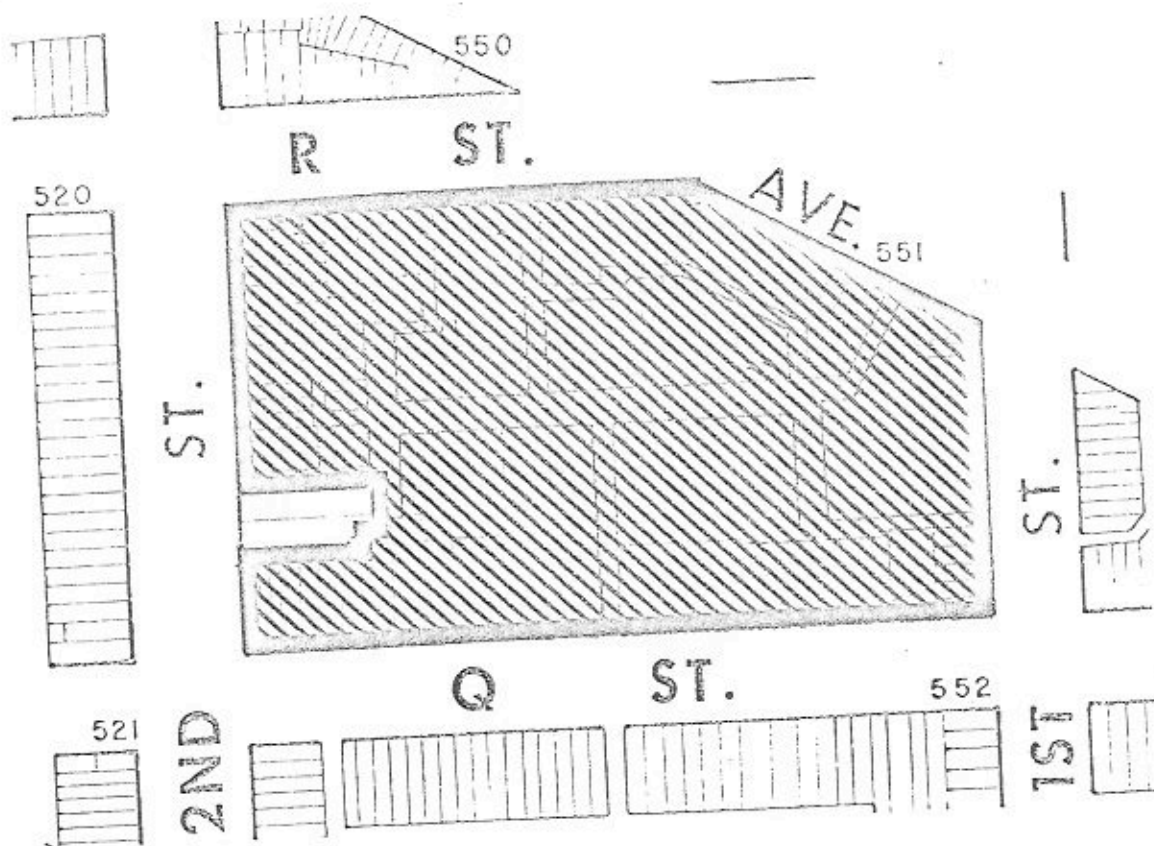
"Disposition Lot 16 - Square 394"

3. Add a new Paragraph 635.13 following Paragraph 635.12 to read as follows:

"635.13 Disposition Lot 16 shall be used only for a Public Community Park and no buildings shall be constructed thereon."

4. Map No. 2, General Land Use Plan, Map No. 4, Renewal Action Areas - First Action Year, Map No. 5, Land Disposition, and Map No. 6, Site Development Plan, are modified as shown on Map No. 2D, Modification to General Land Use Plan, dated November 3, 1969 (NCPC Map File No. 31.20(04.12)-25804), Map No. 4D, Modification to Renewal Action Area, - First Action Year Map, dated November 3, 1969 (NCPC Map File No. 31.20(71.00)-25805), Map No. 5D, Modification to Land Disposition Map, dated November 3, 1969 (NCPC Map File No. 31.20(05.60)-25806), and Map 6D, Modification to Site Development Plan, dated November 3, 1969 (NCPC Map File No. 31.20(05.12)-25807), respectively.

SHAW SCHOOL URBAN RENEWAL AREA
MODIFICATION TO RENEWAL ACTION AREAS - FIRST ACTION YEAR MAP



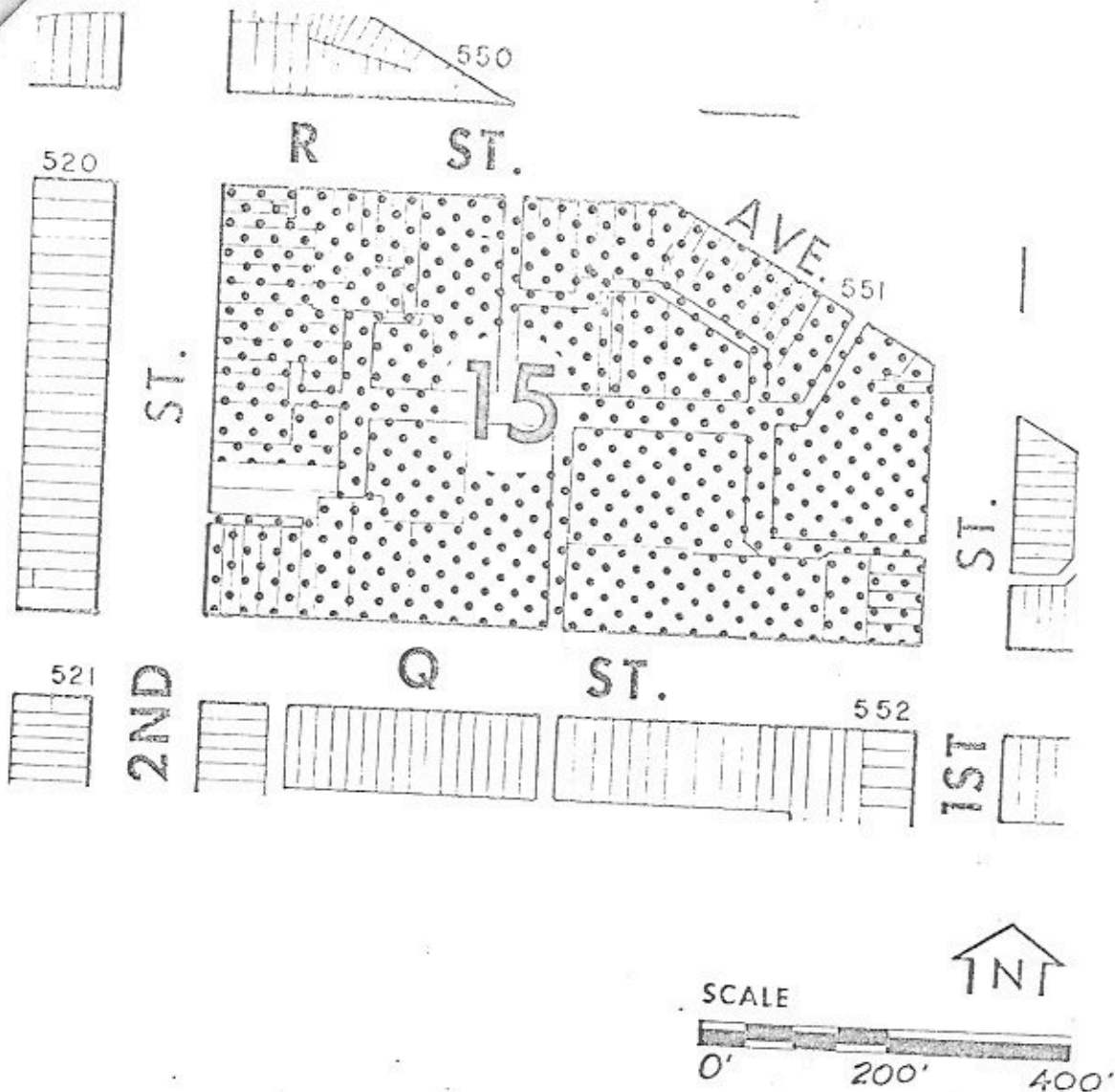
ADD ACQUISITION AND DISPOSITION AREA

November 3, 1969

NCPC Map File No. 31.20(71.00)25808

MAP NO. 5C

SHAW SCHOOL URBAN RENEWAL AREA
MODIFICATION TO LAND DISPOSITION MAP



ADD DISPOSITION LOT

ADD TO TABLE OF DISPOSITION LOTS:

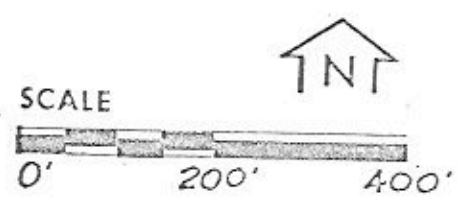
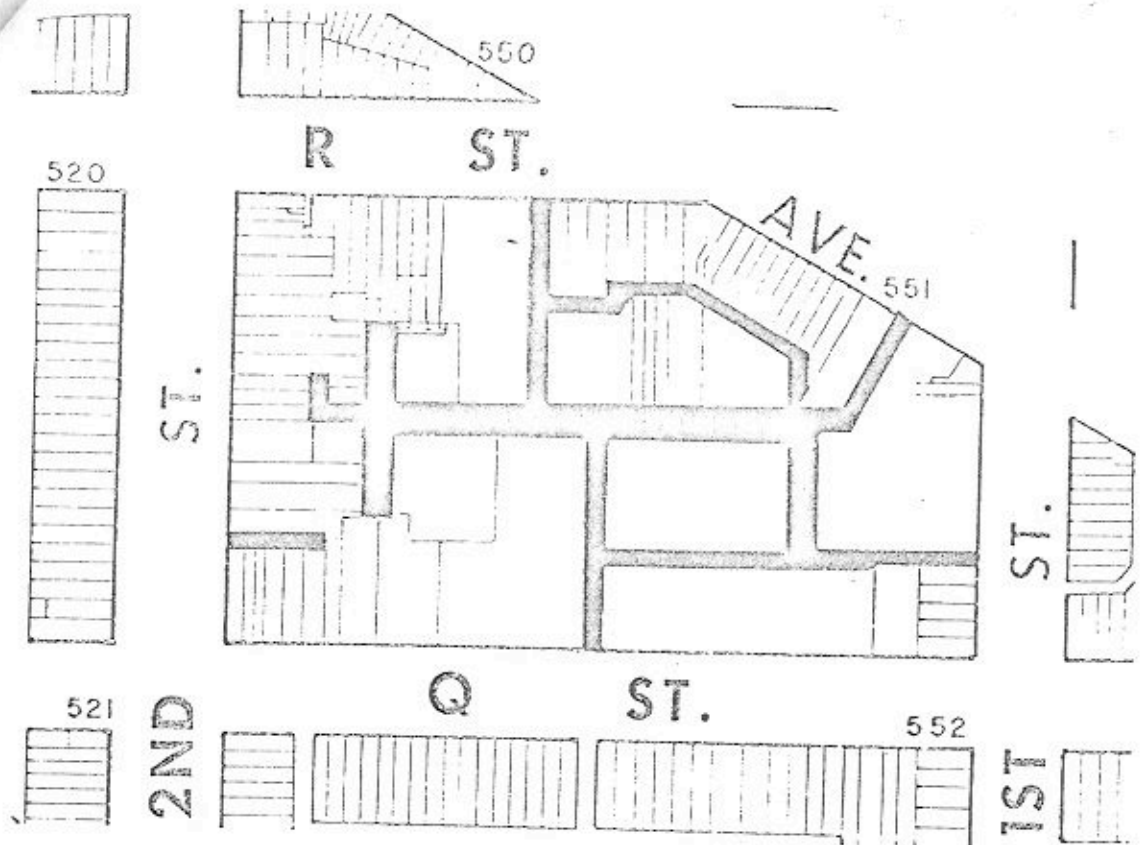
SQUARE NO.	LOT NO.	LAND USE
551	15	Residential-Low Density

November 3, 1969

NCPC Map File No. 31.20(05.60)25809

MAP NO. 6C

SHAW SCHOOL URBAN RENEWAL AREA
MODIFICATION TO SITE DEVELOPMENT PLAN



ADD EXISTING RIGHT-OF-WAY TO BE ABANDONED

November 3, 1969

NCPC Map File No. 31.20(05.12)25810