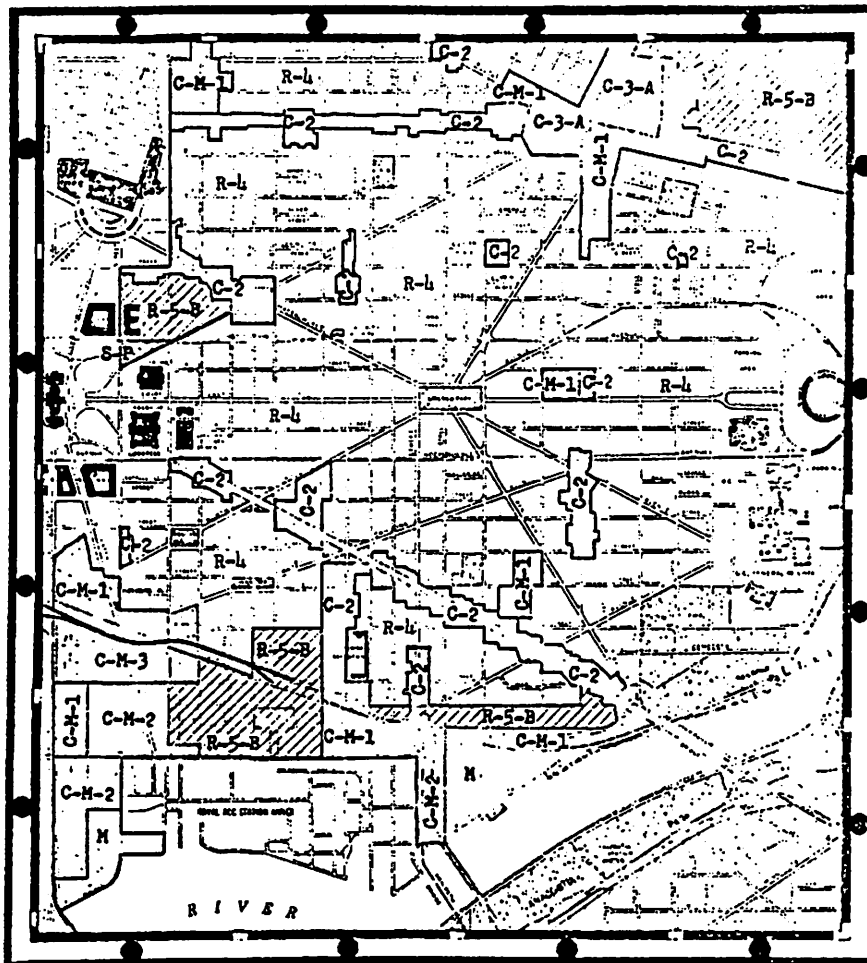


Figure No. 13
District Zoning On
Capitol Hill, 1967



will probably continue southward and eastward before massive restoration efforts are begun to the north.

Present-day restoration activity patterns are expected to continue: a restoration-minded home purchaser will go into and "pioneer" in a run-down block; another owner-restorer or two will follow the first; and finally the contractor/seller will appear when the investment looks safe and begin the restoration of houses to be sold. The block is thus set for restoration to flourish around the square. Most restoration efforts for the next several years will probably be continued within present areas now undergoing restoration treatment. There will be those few, however, usually the young families or individuals, who will, mainly for economic reasons, buy and restore in "fringe" areas of the movement and "sit it out" until joined by others.

ZONING

Most of the Capitol Hill community is zoned, under the District's Zoning Regulations (Rev'd, May, 1958), as R-4 - one family row houses with conversions permitted to multi-family dwellings (Figure No. 13). The chief exceptions are: a) public housing areas zoned R-5-B permitting medium density apartments; b) light manufacturing zones

Figure No. 14

SUMMARY OF HEIGHT AND DENSITY REQUIREMENTS FOR ZONED DISTRICTS ON CAPITOL HILL

District	Predominant Use	F.A.R. ¹	Lot Occupancy ²	Height Feet
R-4	Row houses with conversions, new low density	0.5	3	40
R-5-B	General residence, medium density	1.5	60	60
C-2	Community business center	1.5-2.0	60	60
C-3-A	Major business & employment	1.5-3.0	60	60
C-M-1	Commercial/manufacturing (low)	3.0	4	40
C-M-2	Commercial/manufacturing (medium)	4.0	4	60
C-M-3	Commercial/manufacturing (high)	6.0	1	90
M	General Industry	6.0	4	90
S-P	Limited office building & apartment	5.5-7.0	1	90

¹ F.A.R. (Floor area ratio) - Total gross floor area of all buildings divided by area of lot.

² Lot Occupancy - Percent of lot which may be occupied by structure.

³ R-4 dwellings and churches 50 percent; none prescribed for conversion to multiple dwelling; all other structures 40 percent.

⁴ None prescribed: site plan review required.

⁵ S-P (special purpose) - apartment use limited to lot occupancy of 75 percent; none prescribed for office buildings & parking lots.

on our southern boundaries along the Anacostia River; and c) neighborhood shopping areas concentrated along Pennsylvania Avenue, 7th and 8th Streets south of Pennsylvania Avenue, 11th Street near the Navy Yard, 15th Street between A Street and D Street, S.E., and Massachusetts Avenue from Union Station to Stanton Park. The whole residential community, uniformly, has strongly and actively sought to maintain the present zoning ban against high-rise apartments and office buildings in our neighborhoods.

Figure No. 15

NAME, LOCATION AND TOTAL NUMBER OF PUBLIC HOUSING UNITS UNDER MANAGEMENT, CONSTRUCTION OR DEVELOPMENT IN THE CAPITOL HILL COMMUNITY AS OF JUNE 30, 1966

Name	Location	No. of Units
Arthur Capper Dwellings	2d, 7th, M St. & Va. Ave., S.E.	612
Arthur Capper Addition ¹	Vicinity 2d & M St., S.E.	40
Carroll Apartment	410 M St., S.E.	60
Carrollsbury Dwellings	3d, 5th, M & Eye St., S.E.	314
Hopkins Apartments	12th, 14th, K & L St., S.E.	158
Hopkins Place ¹	Vicinity 12th & Va. Ave., S.E.	124
Kentucky Courts	13th, 14th, C & D St., S.E.	163
Langston Dwellings	Vicinity Benning Rd & 21st St., N.E.	274
Langston Addition	Vicinity 21st & H St., N.E.	34
Potomac Gardens ²	12th, 13th, G & Eye St., S.E.	352 ³
Ellen Wilson Dwellings	6th, 7th & Eye St., S.E.	213
		Total 2,344

¹ Project under construction

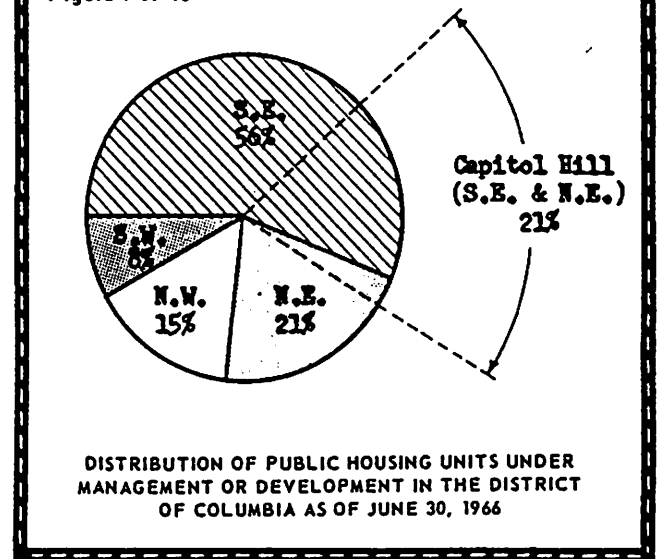
² Project under development

³ Includes 144 units for elderly

The lesson learned from the conversion of Foggy Bottom (near Washington's George Washington University area) from a residential community of small, attractive single-family houses into an impersonal, high-rise complex underlies objections by Capitol Hill residents to even incipient building trends in such a direction. Substantial community support, for example, opposed successive proposals for a zoning change to permit the erection of a high-rise apartment on the "Old Providence" hospital site (2nd and D Streets, S.E.), and NCPC's proposals under its "Comprehensive Plan of 1967," for high-density, high-rise apartments along certain sections of Pennsylvania Avenue, S.E.

Moreover, organizations in our neighborhoods — restoration, other residential and public housing alike — have strongly and vigorously voiced objections to any more public housing being located in our community. Today, more than 2300 public housing units are either existing or planned for the Capitol Hill community (Figure No. 15), and on the basis of National Capitol Housing Authority's 1966 Annual Report, this represents approximately 21 percent of the total public housing units in the District of Columbia (Figure No. 16). The Joint Committee believes emphatically that further concentrations of large-scale public housing cannot be absorbed by our community if our neighborhoods are to aspire to and achieve a compatible social, racial and economic balance. In this connection, the overall community is sensitively aware of the apparent "protectionist policies" followed by the government in Washington's Northwest "white corridor" and of the inequality of treatment we have

Figure No. 16



received from government planners in the emphasis given to locating and encouraging public and low-cost housing in our neighborhoods. Neither is the government to be absolved for its decision, vigorously opposed by Capitol Hill organizations and residents alike, to segment our community structure by locating the Freeway (locally referred to as "The China Wall") to separate one of our biggest public housing areas from other parts of Capitol Hill.

Present zoning laws and their application, understandably, strive for consistency and uniformity, and while perhaps excelling as a regulator for District-wide building and area development, they have been both a help and hindrance in advancing restoration and in otherwise improving our residential neighborhoods. Zoning law administrators have withstood the pressures that would have first scarred and eventually would have razed whole neighborhoods for the construction of high-rise apartment and office buildings. They have shown considerable flexibility, often over the protest of nearby property owners, in granting variance requests for increased occupancy proportions (conversions of single-family residence into three apartment units), and to the upgrading of non-conforming commercial properties (a laundromat into a bookstore). Too frequently, however, institutional thinking seems to permeate the Board of Zoning Adjustment when imaginative or creative plans are suggested for the remodeling or alteration of some of our larger, unusual or near-slum properties, which, if renovated in conformity with existing zoning, would be economically infeasible. For example, old Victorian, four-story, single-family residences on East Capitol Street and in the 200 and 300 blocks of 4th Street, S.E., are physically and financially impractical for renovating into single-family homes by present-day living standards.

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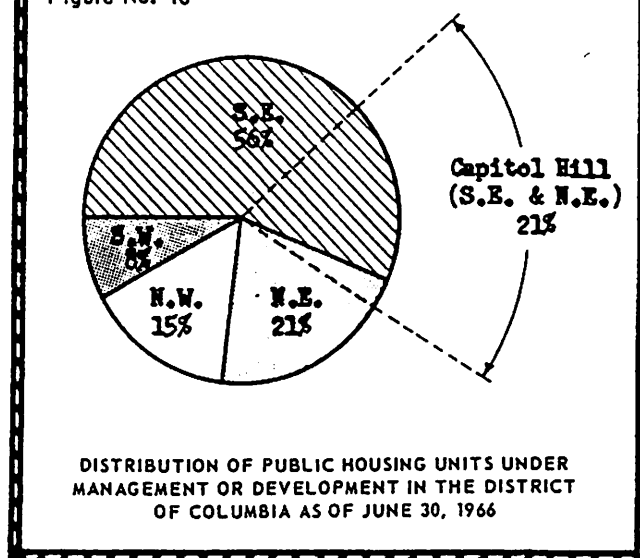
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In this regard, no member of either the Zoning Commission or the Board of Zoning Adjustment is a resident of the Capitol Hill community. For that matter, some of these members are not even residents of our city. A recurring question in our community, therefore, is whether these authorities know or really understand what is happening in our neighborhoods.

INTERIOR COURTS AND DWELLINGS

Zoning authorities also have thwarted the extended and practical use of the old domestic quarters and carriage houses found in the interior block areas of many sections of Capitol Hill. A few "alley dwellings" have been permitted: namely, Terrace Court (behind the 200 block of A Street, N.E.); Rumsey Court (behind the 100 block of D Street, S.E.); Schotts Court (behind the New Senate Office Building); Brown's Court (behind the 600 block of A Street, S.E.); Miller's Court (behind the 300 block of A Street, N.E.); Library Court (behind the 100 block of 3rd St., S.E.); Archibald Walk (behind the 500 block of 7th St., S.E.), and Gessford Court (behind the 1100 block of Independence Avenue, S.E.). Our neighborhood (and the District through added tax revenues) has profited immeasurably by the quaint and attractive residential upgrading of these former uninhabitable, poorly maintained structures, which previously constituted night-time areas of danger.

District zoning officials may be startled by the Halprin Report's proposal for developing Capitol Hill's "interior courts", but as shown above, this is hardly new or surprising to many "Hill" residents who have long urged the practical and attractive use of such alleys and block courts. Whether the use of such courts should be for recreational or park-like purposes as suggested by Mr. Halprin, or for residential use similar to the "Hill's" present court dwellings, or a combination of both, would depend upon: a) their size or geographic proportions; b) the character of the surrounding block; c) the necessity for and utility of one or another of such uses; and d) the practical availability of these areas for such development.

In the proper order of consideration, the practical problems, realistically, must be disposed of first. Unless the interior court, or most of it, is already owned by government or controlled by it under lease (as many on the "Hill" are), an alternative would be for the government to acquire such areas by condemnation proceedings, and this most likely would be opposed by the owners and neighborhood, alike. Another approach would be to locate court areas, the owners of which are few in number or amenable to the idea of permitting their properties to be developed thusly, either privately or under lease to the government. In a survey by some Joint Committee members only two courts in the restoration area were found to fit this qualification — behind the 300 block of E Street, N.E., and the other behind the 1100 block of Independence



Figure No. 17
Alley Dwellings (Brown's Court) on Capitol Hill between 600 blocks of Independence Ave. and A Street, S.E.

Avenue, S.E. Owners of these properties probably would be inclined toward their residential use for obvious and justifiable profit motives. In order to gain such zoning and occupancy permits they might be willing to make concessions for including more extensive landscaping or park-like garnishments.

In developing interior blocks, the Joint Committee believes that the needs and character of the surrounding neighborhood should control the use of such courts. To locate youth recreation facilities in the interior of a block inhabited mainly by retired citizens would be neither functional nor practical. Many people on Capitol Hill, particularly in the restoration areas, indulge in what has become a Washington trademark — the use of fenced or secluded patios and back yards for family use and intimate entertaining. Any proposed court development that might interfere with or infringe upon such private uses undoubtedly would incur the wrath of the citizens to be served by it.

It should be added here that while the Joint Committee encourages and supports fuller utilization and development of interior courts in the restoration areas for residential dwellings, use of such interior courts for low-cost housing in other parts of Capitol Hill would appear to be economically and functionally impractical for the usually large, low-income families, as well as objectionable to such families on socio-psychological grounds.

The Joint Committee believes that emphasis should be given, especially by the government,

to the location of needed recreational facilities in interior courts in our community's more easterly and southerly residential areas (e.g., parts of neighborhoods within Census Tracts 67, 69 and 70). In these areas underdeveloped or poorly developed properties (some of which are already combined into parcels) are being held by long-term investors, many of whom are absentee landlords who have little or no interest in our community and its problems. There is a shortage of park and play space for the large numbers of children who live in these areas. The Joint Committee fully endorses the desire of residents in these localities for recreational court development behind the 1500 blocks of A and C Streets, N.E. and of D Street, S.E. (Squares 4564, 1069 and 1074); the 1600 blocks of A Street, N.E. and B, D and E Streets, S.E. (Squares 1083, 1087, 1089 and 1090); and the 1700 blocks of D and E Streets, S.E. (Squares 1100 and 1102).

Concern of local residents with regard to the foregoing courts is not only the non-developed use of some of these areas, but the threat of further encroachment by commercial users under zoning variances (e.g., behind the 1500 block of D Street, S.E.) that will tend to undermine the residential character of the surrounding neighborhood.

FHA AND VA ASSISTANCE

The expressed desire and interest by some agencies of our government to develop and pursue a well-balanced community of high, medium and low cost housing on Capitol Hill is, ironically, being stifled by two other agencies of our government, the Veterans Administration (VA) and the Federal Housing Administration (FHA). These agencies, which assist veterans and less-affluent families to buy and establish themselves in homes of their own in other areas of Washington, and particularly in its suburbs, do not ordinarily make loans or easy financing available for the purchase of homes on Capitol Hill. Thus, people from the low and middle income brackets who need such financing help are not only discouraged and prevented from coming into our community, but are induced to move out of Washington completely, where suburban contractors and developers have arranged to offer VA and FHA homes for low down payments and easy monthly terms. Whether these people live on the "Hill" or in suburbia, their credit standing and risk would appear to be the same. Aside from the discriminating attitude these agencies show toward Capitol Hill properties, the practical effect of the VA's and FHA's historical and current

policies is to foster the disparity between social and economic levels in our community. Here it might be pointed out that the FHA-insured financing for the "show case" renovations of the John Marshall Apartments at 11 2nd St., S.E. and the Capitol Hill Lodge at 2nd and D Streets, N.E., while welcomed by the restoration area, is not an answer to the urgently needed financing requirements of low and middle income home purchasers in the Capitol Hill community.

Even FHA home improvement loans are of questionable value in our community. While these loans are relatively easy to obtain for property owners with adequate credit standing, the amount of the loan that can be granted usually is too small to cover restoration costs. And because these loans are short-term, with the total interest added to the loan at the time of commitment (in contrast to the declining balance interest rates that are given on conventional loans), monthly repayment obligations are generally too high to be attractive or used by low and middle income families. On Capitol Hill the FHA, according to some Joint Committee members, is unfortunately best known for underwriting "home improvement" loans of overpriced work done by "overnight" contractors on the houses of some of our less well informed, low-income home owners.

The Joint Committee is in full accord with the idea that one of the most constructive steps that could be taken to preserve and foster low and middle income housing in the Capitol Hill community is the realignment of the VA's and FHA's present discriminating policies against home financing in our neighborhoods.

PROPERTY TAXES

Sufficiently comprehensive real estate tax information has not been collected or compiled by the Joint Committee to enable it to render accurate comment on community and district-wide comparisons. In passing, however, the Joint Committee believes that the District has profited considerably by tax re-evaluations on property improvements brought about by the restoration movement. These, in turn, have contributed to the increase in land values and the corresponding increase in tax evaluations on ground. Despite the series of increased property tax reassessments that have been made within the past few years on Capitol Hill properties, the Joint Committee has noted no substantial improvement in District attention to our neighborhoods and has, in fact, witnessed a decline in its schools and neighborhood services.

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DISTRICT GOVERNMENT SERVICES

Today's two most sensitive issues in the Capitol Hill community are the deplorable conditions of our public schools and our unsafe neighborhoods. The irritation and anxiety of "Hill" citizens mount as they stand by helplessly unable to correct or curb the ruinously destructive effect these conditions are causing in our community.

EDUCATION

Our community stands at the very front door of the Capitol of one of the most enlightened and advanced nations in the world, but according to recently published District School Board statistics, all but one of the twenty-six public elementary schools serving our neighborhoods were below District reading averages for 6th grade students, and the District averages are below national levels. Under the elusive channels of respective Federal and District authority and responsibility, however, the finger of blame cannot be pointed at any one source for the shameful levels to which our school facilities and instruction have degenerated.

On the basis of earlier cited 1960 census figures, the number of pre-school children in our community is 12,769, and the number of school-age children (6 to 18 years) is 18,083. The 1960 census also reports that approximately 10 percent of our

school children attended schools other than public schools. If this 10 percent ratio is still accurate for our neighborhoods, the total 1966-67 enrollment of 27,382 students in public schools serving, but not necessarily in our area (e.g. Randall Junior and Dunbar Senior Highs), suggests that an extremely large number of Capitol Hill's children are attending either parochial, private or non-area public schools.

Figure No. 18 shows that overcrowding exists in 50 percent of our elementary schools, and also in all but one of our junior and senior high schools. Some school building replacement (Brent and Hine Junior High) and expansion (Bryan, Gibbs, Maury, Tyler, Van Ness and Watkins) has taken place, and plans are still on the drafting board for other additions to or remodelings of school buildings. These tardy building efforts, however, appear to lag far behind the present and future school needs of Capitol Hill's children.

The extent of academic preparation determines primarily whether our public school teachers are given permanent, probational or temporary status. Even though Capitol Hill's elementary and high schools have a high percentage of "temporary" teachers, some of whom have been so classified for more than 10 years, this has little to do with their capacity to teach children. Joint Committee mem-

Figure No. 18

SUMMARY OF CAPACITY AND ENROLLMENT FOR PUBLIC SCHOOLS ON CAPITOL HILL (1966-67 Academic Year)

School	Capacity	Enrollment		School	Capacity	Enrollment	
		Total	N. W. 1/2			Total	N. W. 1/2
<u>Elementary</u>				<u>Elementary</u>			
1. Blair	240	256	100%	21. Pierce	240	267	99%
2. Blow	280	218	100	22. Tyler	720	849	95+
3. Brent	240	238	73	23. Van Ness	860	844	98+
4. Bryan	840	838	87	24. Watkins	940	921	96+
5. Buchanan	600	663	99	25. Wheatley	640	746	99+
6. Edmonds	280	283	99+	26. Young	970	1,479	100
7. Gibbs	1,060	1,074	99+	Total	15,540	16,264	
8. Giddings	670	585	99+	<u>Junior High</u>			
9. Goding	990	1,036	99+	1. Browne	1,100	1,297	99+
10. Kingsman	800	736	99+	2. Hine	800	1,002	97+
11. Lenox	540	441	99+	3. Eliot	1,300	1,206	99+
12. Lenox Annex	200	146	100	4. Randall	990	848	98+
13. Logan	650	754	99+	5. Stuart	800	917	96+
14. Lovejoy	680	712	99+	6. Terrell	940	1,101	99+
15. Ludlow	280	213	100	Total	5,930	6,471	
16. Madison	240	271	99+	<u>Senior High</u>			
17. Maury	510	550	99	1. Chamberlain 2/	500	552	82+
18. Miner	1,020	997	99	2. Dunbar	1,250	1,514	99+
19. Payne	690	829	98+	3. Eastern	2,300	2,581	99+
20. Peabody	360	329	87+	Total	4,050	4,647	

^{1/} N. W. - Non-white

^{2/} Vocational High School

bers close to the problem believe that many of the present teachers, irrespective of their status, are unprepared or ill-suited for teaching in our area. Because they are overburdened and poorly supervised and supported, the general morale of our teachers is said to be low.

The respective districts of the 26 elementary schools in our community are shown in Figure No. 20. It is astonishing to the Joint Committee how some of these districts have been gerrymandered (e.g. Giddings, Watkins, Tyler and Miner) with the result that children from different and distant neighborhoods are attending the same school. Moreover, when school children from the same family are split between two or more elementary school districts because some schools do not provide instruction for all grades (Pierce, for example, has no 4th or 6th grades), or when children from the same elementary school are sent after graduation to different junior high schools, it is no wonder that some PTA's have been unable to organize or to maintain successfully sustaining and effective memberships. PTA strength has also been tapped by some vestiges that still linger from differences over the integration of our schooling system.

Although parents with children in some of our public schools are slowly building stronger PTA organizations, a few of our school principals have discouraged the formation of PTA's, preferring instead non-affiliated "Home and School Associations" over which they can exercise greater influence and control. The autocratic policies of some principals and school administrators, along with parental indifference and concern by parent organizations with irrelevant matters, are among the prime factors which some Joint Committee mem-

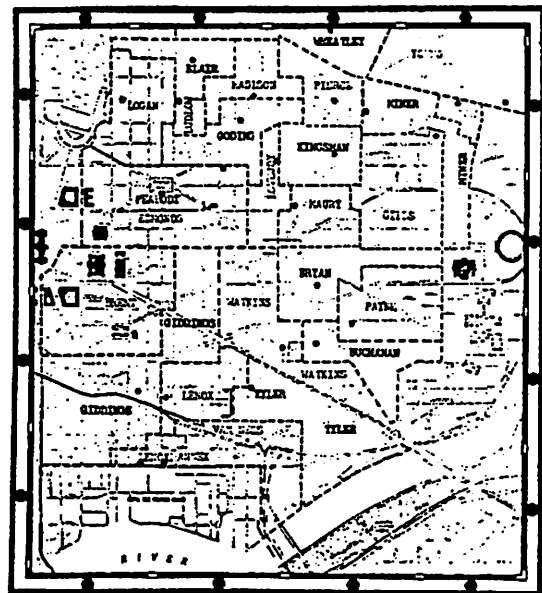


Figure No. 20
Capitol Hill's Elementary School Districts - 1967
(*Location of School)

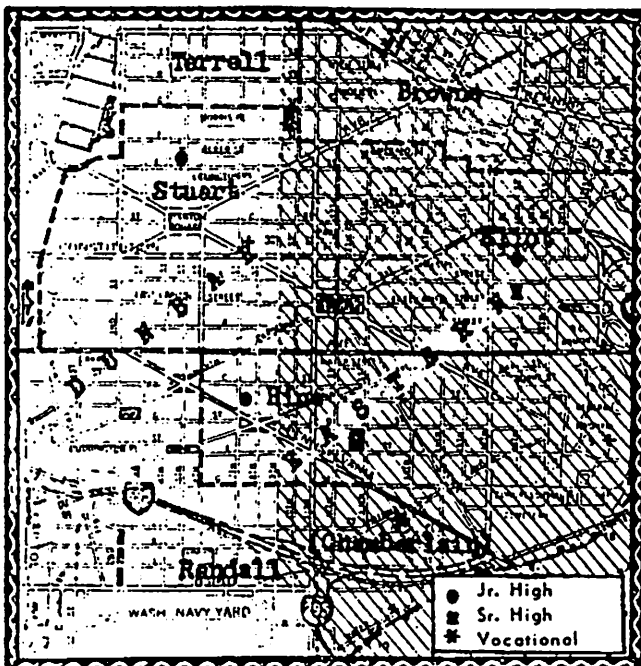
bers believe have led to the breakdown in parent-teacher relations in our area.

Capitol Hill's parochial schools have answered the need for some of our families, but the capacities of these schools are limited and their staffs and facilities are being strained to accommodate as many children as possible. Three such elementary schools in our community are St. Benedicts at 320 21st Street, N.E.; St. Peters at Third and D Streets, S.E.; and Holy Comforter at 15th and E Streets, N.E. The latter two schools have been extremely pressed to absorb children from the areas formerly served by St. Dominic's School (630 E Street, S.W.), closed during the clearing and rebuilding of Southwest's Urban Renewal; St. Joseph's School (Second and D Streets, N.E.), demolished during the 1950's; and St. Cyprian's School (8th and C Streets, S.E.), closed in 1965. A high percentage of the pupils at these schools are from the lower income families in our neighborhoods.

St. Cecilia's new High School for girls at 601 East Capitol Street is the only private facility at the secondary school level in our community.

The remaining two alternatives followed by probably less than 5 percent of the "Hill" families with school-age children are to either join the continuous stream of young restorers relocating in Washington's Northwest or suburbs or, if they can afford it, to enroll their children in private schools. Concerned and able Negro families in our community are equally turning to such alternatives as the solution to their school problems. Within the past three years, the cooperative effort of families, primarily from the restoration area, has established a private elementary school on Capitol Hill: namely, Washington Parish School at Christ Church at 620 G Street, S.E.

Figure No. 19
Capitol Hill's High School Districts



bers close to the problem believe that many of the present teachers, irrespective of their status, are unprepared or ill-suited for teaching in our area. Because they are overburdened and poorly supervised and supported, the general morale of our teachers is said to be low.

The respective districts of the 26 elementary schools in our community are shown in Figure No. 20. It is astonishing to the Joint Committee how some of these districts have been gerrymandered (e.g. Giddings, Watkins, Tyler and Miner) with the result that children from different and distant neighborhoods are attending the same school. Moreover, when school children from the same family are split between two or more elementary school districts because some schools do not provide instruction for all grades (Pierce, for example, has no 4th or 6th grades), or when children from the same elementary school are sent after graduation to different junior high schools, it is no wonder that some PTA's have been unable to organize or to maintain successfully sustaining and effective memberships. PTA strength has also been tapped by some vestiges that still linger from differences over the integration of our schooling system.

Although parents with children in some of our public schools are slowly building stronger PTA organizations, a few of our school principals have discouraged the formation of PTA's, preferring instead non-affiliated "Home and School Associations" over which they can exercise greater influence and control. The autocratic policies of some principals and school administrators, along with parental indifference and concern by parent organizations with irrelevant matters, are among the prime factors which some Joint Committee mem-

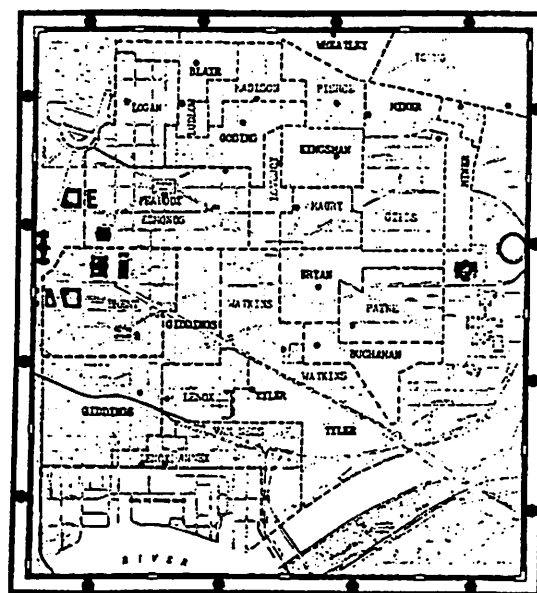


Figure No. 20
Capitol Hill's Elementary School Districts - 1967
(*Location of School)

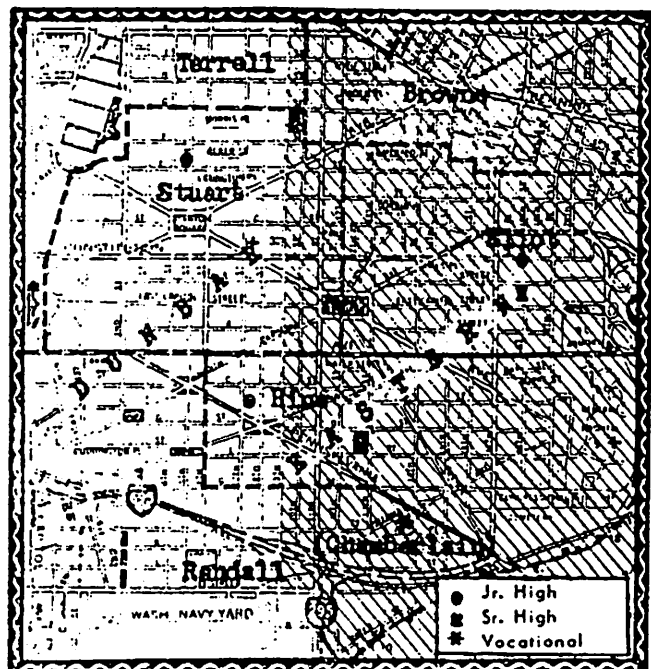
bers believe have led to the breakdown in parent-teacher relations in our area.

Capitol Hill's parochial schools have answered the need for some of our families, but the capacities of these schools are limited and their staffs and facilities are being strained to accommodate as many children as possible. Three such elementary schools in our community are St. Benedicts at 320 21st Street, N.E.; St. Peters at Third and D Streets, S.E.; and Holy Comforter at 15th and E Streets, N.E. The latter two schools have been extremely pressed to absorb children from the areas formerly served by St. Dominic's School (630 E Street, S.W.), closed during the clearing and rebuilding of Southwest's Urban Renewal; St. Joseph's School (Second and D Streets, N.E.), demolished during the 1950's; and St. Cyprian's School (8th and C Streets, S.E.), closed in 1965. A high percentage of the pupils at these schools are from the lower income families in our neighborhoods.

St. Cecilia's new High School for girls at 601 East Capitol Street is the only private facility at the secondary school level in our community.

The remaining two alternatives followed by probably less than 5 percent of the "Hill" families with school-age children are to either join the continuous stream of young restorers relocating in Washington's Northwest or suburbs or, if they can afford it, to enroll their children in private schools. Concerned and able Negro families in our community are equally turning to such alternatives as the solution to their school problems. Within the past three years, the cooperative effort of families, primarily from the restoration area, has established a private elementary school on Capitol Hill: namely, Washington Parish School at Christ Church at 620 G Street, S.E.

Figure No. 19
Capitol Hill's High School Districts



A noteworthy consequence of these "leave-the-area" and private school alternatives is that they foster the cleavage in our community's social, economic and racial structure.

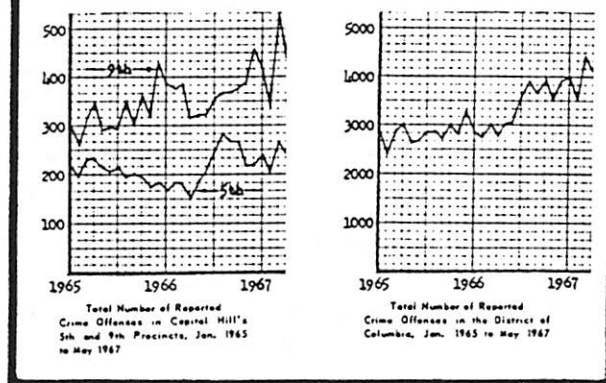
The Joint Committee is aware that a comprehensive study of District school problems (The Columbia University, or the "Passow," Report) is currently being prepared for the District School Board. But no study, regardless of its comprehensiveness or the validity of its recommendations for the solution of our educational problems, will replace the demonstrated need for "more money" as the prime necessity for correction of these problems. Since education is today recognized as one of the main keys to better citizenship, living standards and social understanding and relationships, all the shouts of indignation on the floors of Congress about crime, poverty and class distinction in the front yard of Congress must be weighed against the reluctance of these same legislators to appropriate ample funds to correct our community's school conditions.

POLICE

Next to our critical school problems, neighborhood safety is foremost in the minds of Capitol Hill's residents and businessmen. Not too many years ago, community relations in and between our neighborhoods were considerably advanced by citizens out strolling or walking their babies or dogs, dropping by friends' houses for coffee or cocktails, encountering and making acquaintances in parks, and by attending club or organization meetings in different or remote parts of Capitol Hill. As the incidence of crime in our neighborhoods continues its upward trend, citizens, more and more, are confining their community activities, acquaintances and outdoor appearances closer to home. Prudence and fear have caused people of Capitol Hill: a) to close up their stores early; b) to fortify dwellings with grills and higher fences; c) to stay off the streets after dark; d) to stay out of parks, day or night; and e) to stay within their immediate neighborhoods. Hence, the barriers are reappearing between our neighbors, our blocks and our neighborhoods.

The Capitol Hill community generally has good relations with the police, and respects the officers and patrolmen of our two precincts, the 5th and the 9th. The possible loss of the "human touch" and personal reassurance afforded by the presence of these familiar policemen on their "beat" has led some of our organizations and citizens to protest vigorously present plans for consolidating the District Police Department. With no letup in sight in the incidence of neighborhood crime, our citizens in spite of the much touted "scientific and efficient benefits to be brought about by consolidation" are naturally constrained to go along at this time with unproven changes in our policing system.

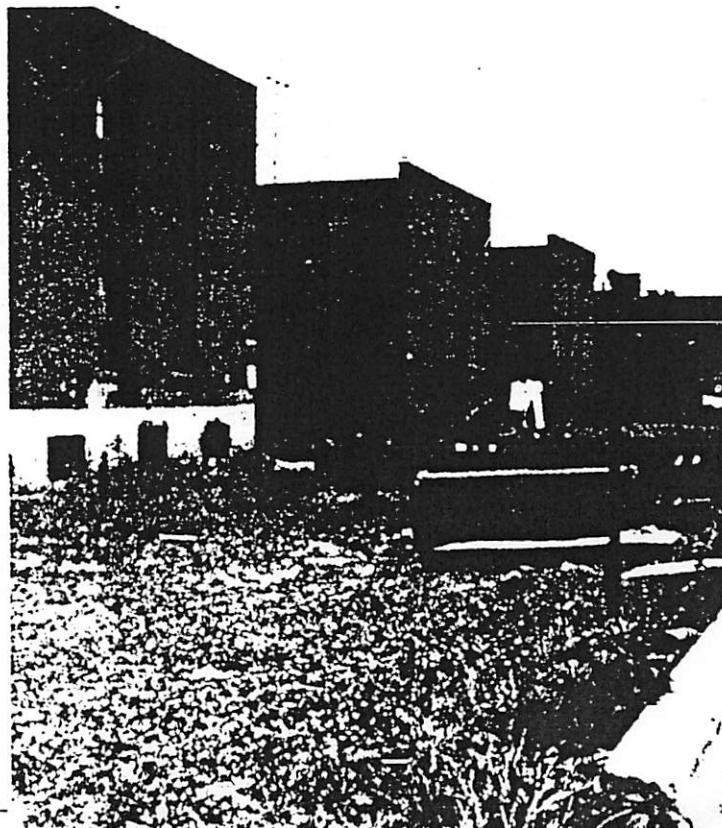
Figure No. 21



As shown in Figure No. 21, the number of criminal incidents on Capitol Hill has followed the general trend for the District of Columbia. The overall crime rate in our 5th and 9th precincts is neither the highest nor the lowest in the city, but this is no consolation to Capitol Hill citizens. Several members of the Joint Committee believe there is considerable validity to the neighborhood saying: "The closer you are to the Capitol, the better response you get from the police when they are needed." Residents from neighborhoods more distant from the Capitol building and the precinct headquarters have voiced repeated criticism concerning the unavailability of the police in emergency situations.

Figure No. 22

"Trash" Accumulations Behind Buildings in 1700-Block of East Capitol Street



The reasons for the high level of crime, we believe, are better and more comprehensively answered in the recent reports by Federal and District Crime Commissions. We would add, though, that the Joint Committee has some reservations as to the District's best and most effective use of police manpower and talent for investigating and enforcing compliance with Highway Department, Housing Code, occupancy and dog inoculation regulations — all jobs that hardly require qualified police officers. It would seem that enforcement of such regulations could be as easily handled by compliance divisions created within the respective District Departments, thereby releasing policemen to concentrate on preventing and combating crime.

The Joint Committee is also concerned about the large amount of crime and vandalism that occur in our public housing developments. While the Police Department and Housing Authority (NCHA) debate who has the responsibility for policing such areas, resident citizens are mugged, live in fear of their lives, and have their properties further vandalized. The Housing Authority is urged by the Joint Committee to reverse its present policy and to provide internal policing for our public housing. Such police services, as are now found in many private apartment buildings, would greatly contribute to the safety and well being of many Capitol Hill neighborhoods.

A recent report that 15-year-olds top the list of teenage criminal offenders leads the Joint Committee to question whether the ambitious, federally-supported OEO and UPO programs are reaching or making any impression on this age bracket of our youth? Also, is sufficient emphasis being given to this segment of our population by related efforts of the District's welfare and social agencies. Perhaps some fresher, bolder thinking by our settlement houses, juvenile clubs and church groups would produce more meaningful programs for curbing or directing the adventuresome and somewhat irresponsible propensities of middle and upper-teenagers. To the Joint Committee, however, a significant contributing factor in today's prevalence of adolescent crimes lies in the failure of the District to provide enough educational and recreational outlets in our neighborhoods. Neither is the Capitol Hill community itself, blameless for our unsafe neighborhood conditions because of its lethargy and feeble support in promoting and establishing youth recreational facilities.

STREETS AND HIGHWAYS

Ask almost any Capitol Hill citizen for an opinion on the adequacy of the District's highway services and you will doubtlessly receive negative comment; however, within the past year or so, the Highway Department has shown more interest in repairing streets and sidewalks, in spraying and replacing trees and caring for "tree boxes" (the public areas or rectangles between the street curb and sidewalk

which are left unpaved to receive trees) in some of our neighborhoods. But overall, the apparent lack of a continuing program of maintenance has left many of our streets, alleys and sidewalks in such a state of disrepair that replacement on a fairly large scale has become necessary.

Broken or uneven street curbing and deteriorated alley pavements are commonplace in many parts of Capitol Hill. The recent determination to use bricks or other repair materials to match the existing pavement of broken sidewalks is a commendable departure from the Highway Department's past practices of using different materials, or another color of the same material for such repairs. Illustrative of these past practices is the disfiguration that has occurred along sections of East Capitol Street, which is a patchwork of the different paving materials that have been used in sidewalk repair.

The Joint Committee concurs with the widespread community criticism that has been directed against the approach taken by the Highway Department in maintaining and caring for our tree boxes. Removal and replacement of diseased trees in the Capitol Hill area is evidently not very high on the Highway Department's list of priority projects. According to newly promulgated regulations, tree replacements in tree boxes are to be restricted to 40 feet between trees or from a corner, and 15 feet from a street light, which will leave a large number of empty tree boxes on Capitol Hill. Unless residents take the initiative in planting and maintaining such empty areas with ground cover (e.g., grass, ivy, etc.), or low-growing plants (e.g. pansies, dwarf marigolds, etc.), present plans are for the District to pave over them.

Because of their convenience and generally shabby appearances, the "Hill's" tree box areas invite use as refuse "drop" zones for pedestrians and as "target" areas for motorists. Why these deposits of trash are blithely disregarded by District street cleaners on their "rounds" of Capitol Hill is not easily understood by the Joint Committee. The lack of maintenance and weed control by the Highway Department in the tree box areas certainly presents no incentive to home and property owners to care for their front yards and greatly mars the appearance of our community.

SANITATION

Services of the District's Sanitation Department are also generally regarded throughout Capitol Hill as something less than satisfactory. Complaints are repeatedly made by residents from different parts of our community concerning the infrequency and irregularity of trash collections, the prevalence of rat infestations, the high rate of garbage can destruction and the present requirements on the size, type and placement of trash containers. The views of the Joint Committee are best summed up in one general comment — "Trash is trash." A

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little trash, if disregarded or permitted to remain, soon draws more trash, then becomes likely harbors for rats and vermin and prompts or hastens neighborhood decay.

Code enforcement laxity has permitted litter and refuse to accumulate in the fronts and backs of some homes. But it is mainly the Sanitation Department's selective policy on the type of trash it will haul and the locations from which it will make collections that allows such abandoned items as bedsteads, car parts, bath tubs and the like, to gather and remain in alleys, on vacant lots and even in public areas. Grass and weed cuttings and gathered fallen leaves are similarly rejected by the trash collectors, so that uncollected heaps of rubbish accumulations continue month after month as eyesores behind our homes and in tree boxes and other public areas. Improvement of the "Hill's" different neighborhoods, moreover, has not been helped by the infrequency, or the total lack in some cases, of periodic general alley cleanings.

Although it may not be strictly within the domain of the Sanitation Department's operations, the re-

moval of trash whenever and wherever it appears by this branch of the District government would, in the Joint Committee's judgment, considerably benefit the general appearance and environment of Capitol Hill. This is not to suggest, however, that there should be any change or relaxation in District regulations requiring: (a) private trash removal by owners of apartment buildings; or (b) the private removal of debris and excess building materials by contractors or owners of new or remodeled buildings.

It is recognized, of course, that budgetary limitations bear directly on the amount and extent of work that can be done by both the Sanitation and Highway departments, and in this regard the Joint Committee believes that appropriation authorities are often guilty of the adage "penny wise and pound foolish". "Hill" residents, moreover, are no different than most District citizens in their failure to interest themselves and to support these two District departments in seeking and obtaining ample funds to meet the service requirements throughout the city more satisfactorily.



COMMERCIAL CORNERS - A sketch by Lawrence Halprin and Associates showing one application of an idea for improving the appearances of the many corner stores that exist in the Capitol Hill Community

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THE APPEARANCES

A distinctive feature of Capitol Hill is the wide streets, 90 to 150 feet between building lines, in contrast to the narrow streets of Georgetown. The result is that the streets on Capitol Hill generally consist of a central roadway flanked by broad sidewalks, and these in turn are separated from the building by an open, publically-owned area technically designated "parking". This parking was originally intended to give residential streets of the old Federal City a park-like appearance.

"PARKING" AND FRONT YARD AREAS

On Capitol Hill the parking is normally bounded on the front by wrought-iron fences. Sometimes this fencing is used in combination with brick or stone; at other times one or the other of these latter materials is used alone to form front yard walls. The owner or occupant of such parking or front yard areas is charged with their maintenance and beautification. Under District regulations, front yard fences and walls cannot exceed four feet in height, and hedges are also to be kept at that level. Traditionally, roses have prevailed as the most popular planting in these "parking" areas. The tradition of rose plantings, however, is giving way to landscaped and brick-paved "parking" with benches, and to the use of azaleas and other flowering plants and trees. One way in which the Joint Committee thinks that our area beautification could be enhanced and extended is for front yard plantings to be made in two or three consecutive blocks, of the same type of flowering plants such as dogwood, peonies, roses or tulips. Such a planting program carefully thought out, inspired and coordinated, would appear to be ideal projects for some of the "Hill's" organizations.

Capitol Hill's potential for becoming one of Washington's most attractive center-city residential areas is evident from the present care given, and the pride taken in beautifying front yard "parking" in many sections of our community. The Joint Committee is of the view, however, that not enough emphasis has been placed upon educating and persuading tenant-occupants and multiple-dwelling owners to improve appearances of front yards. Individual and private group effort in this connection could be intensified. Solving overcrowded living conditions in some of our neighborhoods might be a partial remedy for this misuse and neglect. District housing and sanitation officials could contribute immeasurably to front yard care and appearances by more conscientious vigilance and enforcement of current District regulations.

The Joint Committee also points out that government authorities have given scant consideration to front or court beautification and landscaping in our public housing developments. To the Committee, this evidences a certain lack of coordination or in-

eptitude by our governing authorities to be promoting beautification on the one hand and ignoring it on the other.

COMMERCIAL CORNERS

Parking areas in front of the "Hill's" commercial establishments are largely paved over so as to look exactly like extensions of the sidewalks. These areas are actually the responsibility of the owners or occupants of the commercial establishments, who, for the most part, have shown little interest in maintaining them or improving their appearance. This disinterest or lack of attention is particularly noticeable around corner shops or stores, which are referred to as "Commercial Corners" in the Halprin Report. Front walk disregard generally carries over to the facades of these commercial establishments themselves, inflicting a run-down appearance upon a residential block that may be otherwise restored or well-kept.

The Joint Committee believes that the unsightly condition of many of our corner and mid-block stores could and should be corrected privately. Spokesmen and advisors from our civic and business organizations could provide the stimulus and follow-up for such private development programs. In carrying through this self-improvement concept, we believe it is essentially a question of persuading owners and tenants of commercial properties that it is to their self-interest as well as the general civic-interest to improve and beautify these areas which surround and lead to their places of business. This educational or persuasion process should also urge improvement schemes that would preserve the store's individuality, but conform with the character of the neighborhood. Just as "garish modern" would be out of place in a restoration neighborhood, a store front remodeled in the Victorian manner would noticeably conflict with the clean, modern lines of the Arthur Capper Dwelling's buildings.

Objections raised, or reasons given by merchants and commercial landlords for resisting beautification or improvement of their store fronts are actually few. They are mainly: a) they fear that, after improvements, rents and/or taxes may be raised; b) the poor condition of their neighboring stores leave them less inclined to do anything to improve their own; and c) an awareness of the constant threat of seizure by the government (for urban renewal, public housing, new schools, new parks, expansion of the Library of Congress or the Capitol grounds — all factual situations on Capitol Hill). Relieved of such anxieties and shown how merchants and landlords alike have prospered in the development of areas like Georgetown and downtown Alexandria, many merchants could be

privately induced to take better care of their store fronts. And such private initiative, effort and participation by merchants would have a more lasting effect than any temporary expedients given to or thrust upon unconvinced shopkeepers either by neighborhood groups or by the government.

The experience of one of our community's organizations in attempting to beautify the parking area in the 400 block of East Capitol Street (south side) to form a commercial "Little Mall" brought to light certain other apprehensions by shopkeepers who operate under non-conforming use permits. According to such shopkeepers, seeking permits to remodel their store fronts and to improve their "parking" areas might reopen the whole question of their non-conforming use, or result in licensing officials insisting upon a complete and expensive remodeling of their establishments in absolute code conformity. These same fears are apparent in the thinking of commercial store operators throughout most of our residential neighborhoods which are zoned R-4. Hence, for such merchants, perpetuating the legally safe, but unattractive status quo is preferable to the risks inherent in attempting to beautify the fronts of their stores.

Beyond private effort, the Joint Committee believes the single most significant contribution that could be made for sprucing up the appearances of our commercial corners would be a more understanding and cooperative approach by District officials concerning such improvements. This is not to say that District regulations should be disregarded, but merely that closer and informal advisory services could be developed or provided by D.C. officials, within economic and otherwise realistic capabilities of such merchants, for devising or working out improvements which could be legally done.

There is agreement with the Halprin Report suggestion that the public space in front of our commercial corners could be considerably improved by governmental attention and assistance. In addition to possible landscape treatment in these areas, the Joint Committee feels that thinking could also be given to compatibly designed bicycle and baby-carriage racks, outside telephone and newspaper enclosures, dog leash facilities, litter or refuse containers and benches. Since these neighborhood shops naturally invite the leisurely encounters, planned and unplanned, of nearby residents, government planning should provide for functional accommodations in keeping with beautification schemes for such areas.

STREETS AND AVENUES

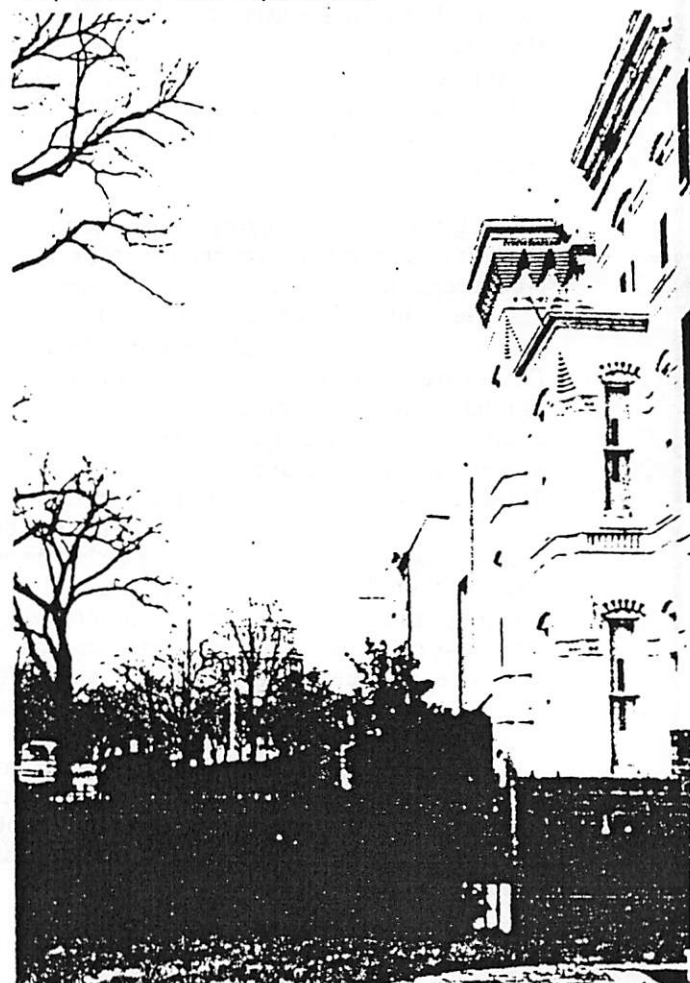
Proposals in the Halprin Report to beautify the Capitol Hill community dealt with only one of our streets — the one-mile stretch of East Capitol Street between the Capitol Building and Lincoln

Park. Along with Mr. Halprin, the Joint Committee believes this section of East Capitol Street has the potential for becoming one of our community's most attractive streets. However, a majority of the Committee, in concurring with objections raised by East Capitol Street residents, find difficulty in accepting the practicality of the suggested paved-over treatment for this street, or any similar treatment to other residential streets in our community. We would urge Mr. Halprin and other area planners, however, to lend their talent and ingenuity to desperately needed functional and beautification programs for such main "Hill" arteries as Pennsylvania and Maryland avenues, about which citizens can do little.

Several practical problems cause the Joint Committee to depart from the Halprin proposals for replacing tree boxes, ornate wrought-iron enclosures, gardens and front yards on East Capitol Street with pavement from street line to building line. In addition to their natural beauty, these front gardens and lawns are functional in helping to keep our homes cool during Washington's hot summers, and in absorbing water and moisture during our wet winters. These lawn and garden areas assist in retaining moisture to feed trees and serve as barriers to "water run-off" which already imperils Washington's low water table. They furnish an added degree of privacy, and perhaps even safety, from street and pedestrian traffic. During Washington's periodic heavy snows,

Figure No. 23

Capitol Hill's East Capitol Street



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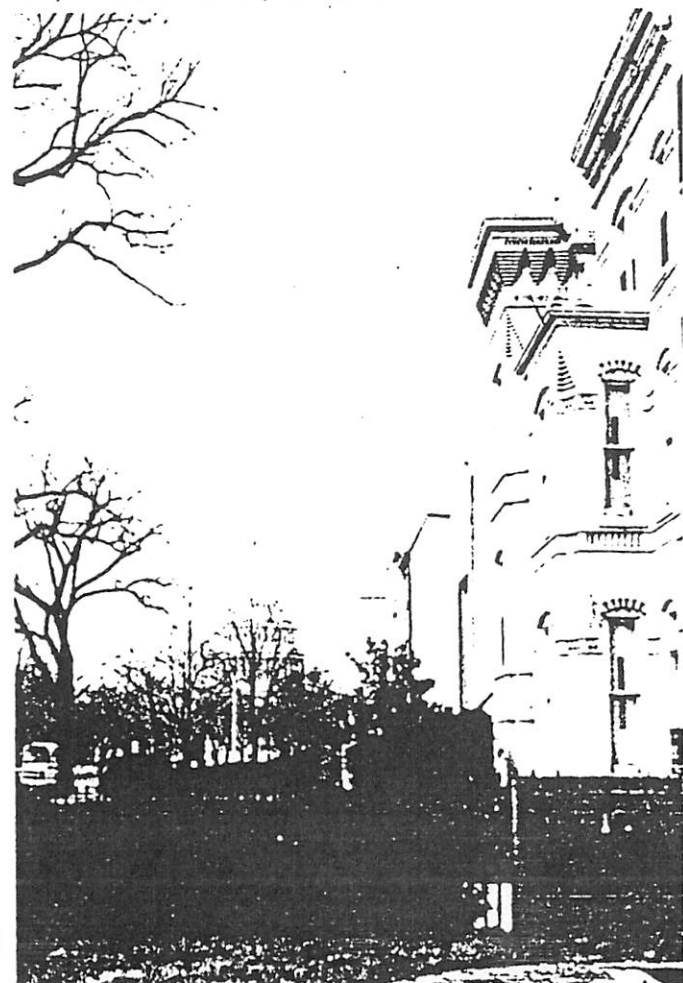
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Capitol Hill's East Capitol Street



such lawn areas provide adjacent space for depositing snow, which in (compliance with District regulations) must be cleared from walkways, thus greatly minimizing the burden for "Hill" residents. These front yards also afford easy access to utility mains and sewers needing repair or relocation.

Paving front lawn areas, whether on East Capitol or on other residential streets, also raises an apparent inconsistency with other aims to increase park vistas and recreational facilities on the "Hill". Such front lawns might be said to form a series of "little parks", which, side-by-side, grace entire blocks, thereby adding to or extending the park-like appearance historically intended for the "old Federal City's" residential streets. In another respect, these front yards serve as "Tot Lots" and "Dog Trots" in which mothers, busy with their household chores, can easily observe their children and pets at play, and are aided and comforted by the safety afforded by the front yard fences and other enclosures. Such yards keep toys off the public sidewalk, infants off the street and pets from straying.

A Joint Committee majority cannot easily conceive of "Hill" beautification being substantially advanced by pavement extending to the building lines of our homes. Nor do we believe that the conditions caused by a relatively few unsightly yards are answered by blanketing East Capitol Street or any of our residential streets in rock, cement or brick. As previously suggested, many of these area eyesores can be corrected by a combination of community effort and vigorous enforcement of existing District regulations.

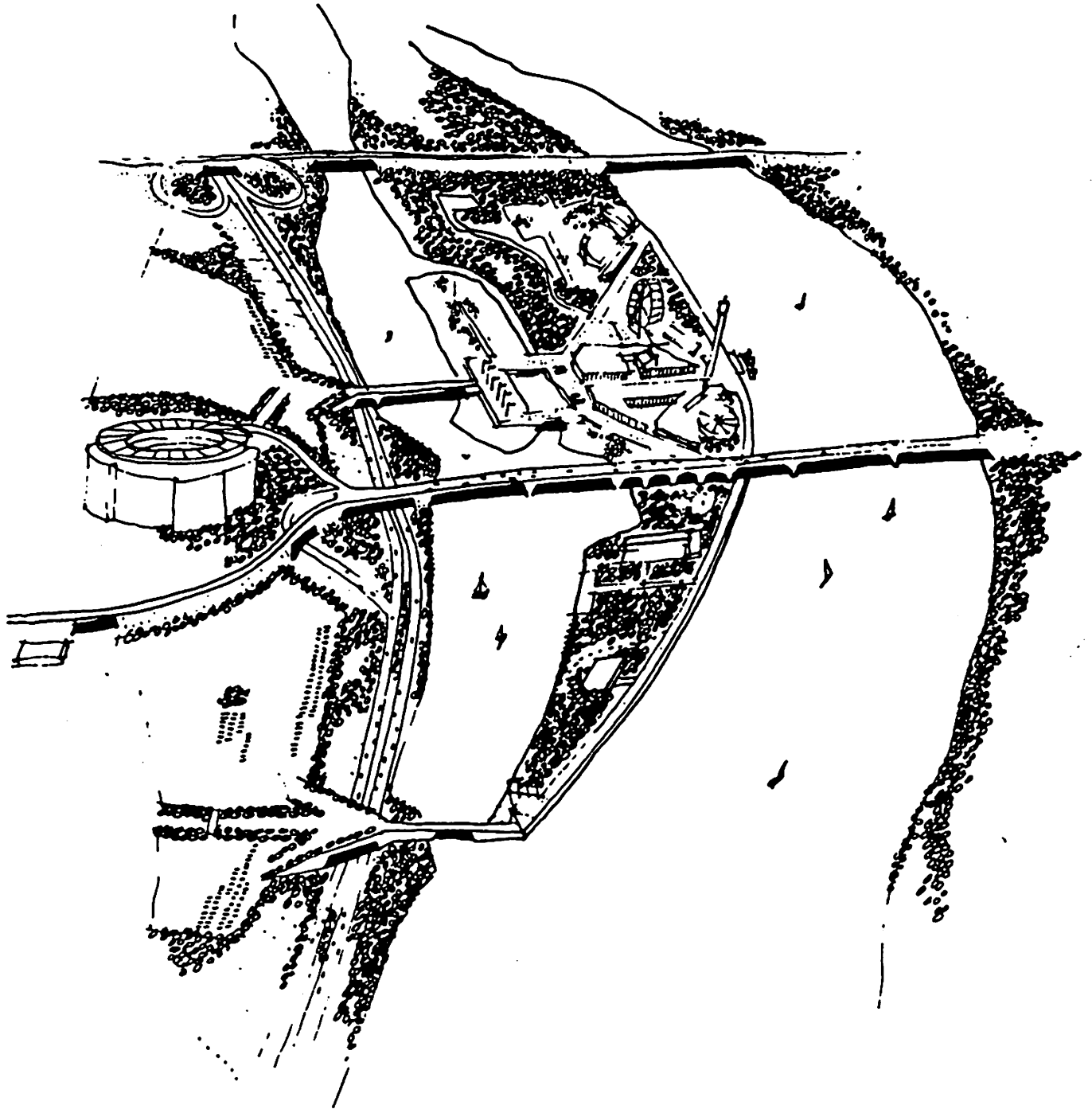
NEIGHBORHOOD RESPONSIBILITY

It is a fallacy to charge the District and Federal governments with being entirely responsible for the failure in more and better neighborhood beautification and clean up. Except for efforts by a few of our citizens and organizations, which have produced remarkable results with limited resources, Capitol Hill's citizens, organizations and neighborhoods seldom go beyond the talking stage in actual assistance or participation in area improvement projects. Community groups, generally, have not

done enough to devise or prescribe neighborhood educational programs for planting or about area sanitation. Civic projects of this type are not ordinarily considered, planned or promoted for wide community appeal or support.

In pointing the way to what can be done, Committee member Anne Jacks reports that one of the "Hill's" smaller organizations has: a) landscaped the Southeast Branch of the Public Library; b) planted gardens at one of our area churches; c) continued a program for donating books to our Southeast and Northeast Branch libraries on aspects of gardening and horticulture adaptable to city life; and d) brought to the attention of appropriate government authorities the need for plantings in some of our park and street areas. Committee member Sarah Montgomery also cites the noticeable "face lifting" given to some of the Hill's neighborhoods by block and other localized area clean-up drives.

By stressing and extending the foregoing self-improvement examples in all of our neighborhoods, the Joint Committee feels that our community will begin to carry its weight in "Hill" beautification and overall environment improvement. Certainly the "Hill" groups should persist in seeing that the more serious and unlawful neighborhood eyesores are corrected by strict code enforcement. Planned and promoted community-wide "clean-up week" programs should be scheduled for spring and fall by our major organizations. Tree-shy Maryland Avenue, east of Stanton Park, should be given immediate attention by area residents and clubs. Continuing alley, interior court and vacant lot clean-ups could also be devised to tap and direct latent energies of our high school and older elementary youths. Residents in project areas should be asked to participate by personally seeing to it that these areas are kept always clear of rubbish. Collecting stations could be prearranged with District officials or private companies for the pick-up and hauling of such refuse. The benefits from such projects would be twofold: a cleaner neighborhood for all; and for those who put personal effort and industry into such joint ventures, an instilled pride combined with natural resistance to the idea of seeing their own good work undone by permitting conditions to return to the state in which they found them.



ANACOSTIA AMUSEMENT PARK - Lawrence Halprin and Associates sketch a proposed development of cultural and amusement facilities on Kingman Island (Burham Barrier) in the Anacostia River along the eastern boundary of the Capitol Hill Community

such lawn areas provide adjacent space for depositing snow, which in (compliance with District regulations) must be cleared from walkways, thus greatly minimizing the burden for "Hill" residents. These front yards also afford easy access to utility mains and sewers needing repair or relocation.

Paving front lawn areas, whether on East Capitol or on other residential streets, also raises an apparent inconsistency with other aims to increase park vistas and recreational facilities on the "Hill". Such front lawns might be said to form a series of "little parks", which, side-by-side, grace entire blocks, thereby adding to or extending the park-like appearance historically intended for the "old Federal City's" residential streets. In another respect, these front yards serve as "Tot Lots" and "Dog Trots" in which mothers, busy with their household chores, can easily observe their children and pets at play, and are aided and comforted by the safety afforded by the front yard fences and other enclosures. Such yards keep toys off the public sidewalk, infants off the street and pets from straying.

A Joint Committee majority cannot easily conceive of "Hill" beautification being substantially advanced by pavement extending to the building lines of our homes. Nor do we believe that the conditions caused by a relatively few unsightly yards are answered by blanketing East Capitol Street or any of our residential streets in rock, cement or brick. As previously suggested, many of these area eyesores can be corrected by a combination of community effort and vigorous enforcement of existing District regulations.

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RECREATION

Prior references have been made to the inadequacy of Capitol Hill's recreational facilities. While the Joint Committee's concern is directed mainly to immediate needs of teenagers and younger children, we cannot overlook (nor should recreational planners) requirements of our community's adult population for diversionary and recreational outlets.

Adult-oriented recreation does not end simply with providing something to "busy" the idle hand and mind of our unemployed. Accommodations and outlets are equally needed by adults, whether unemployed, employed, or retired, for maintaining physical fitness. Comprehensive recreational planning should therefore reckon with, properly locate and furnish appropriate facilities for our community's adult categories, including non-working household members (spouses and young mothers), and senior or retired citizens.

As the current trend toward greater affluence and leisure time overtakes segments of our population, survival of the "Hill's" economic and social balance will partly depend on the availability of community centers and programs to attract and hold the interest of such people. With the enjoyment of our parks and streets inhibited by today's neighborhood crime rates, and with the possible exception of the Library of Congress events, the Joint Committee is of the view that there is virtually nothing existing or planned to accommodate the recreational needs of the "Hill's" middle and older adult population. This prompts the Joint Committee to urge that immediate attention be given to better and fuller utilization of private facilities, such as church, lodge and club space, for adult programmed recreation. Additionally, long overdue consideration should be given to the location and establishment of a community center or centers containing space for meetings, lectures, card and chess playing, hobby-craft equipment, little theater and musical groups, etc. Park recreation, considered hereafter, should also be planned and developed, where aesthetically and practically possible, to include a greater number of adult-oriented activities.

SCHOOL AREAS

The dearth of recreational activities and facilities for children of all ages on Capitol Hill could be measurably overcome by better and more extensive use of existing parks and school yards. A constructive step in this direction was last year's "Lights for Humphrey" program, whereby school play grounds were lighted at night to permit basketball, handball and baseball playing.

School playgrounds are one of the mainstays of Capitol Hill's recreational facilities, but as Joint Committee member Clara Lyle Boone explains: "At some of our largest playgrounds, supervision is not available at any time of the year....and for the few that may, such supervision rarely extends to organized play for small children. Often the school principal, to avoid accidents and vandalism because of the lack of supervision, dismantles and stores away play equipment during the summer months, when such facilities are most desperately needed by vacationing school children."

It is evident to the Joint Committee, as it must be to other Capitol Hill families familiar with conditions at our school playgrounds, recreational supervision and facilities must be better funded by the District and Federal government. It is astonishing to the Joint Committee that our governing authorities thought that juvenile recreation needs could be satisfied up to 1966 by an appropriation of only \$15,000 per annum for both indoor and outdoor equipment for the District public schools.

Present playground space should be redesigned and apportioned so that teenage activities do not interfere with or jeopardize infants and young children who are playing at the same time. Rugged, permanently-secured outside equipment should be installed to appeal to the different age levels of our children. Existing unused school recreational areas attest to the validity of this Joint Committee opinion. Also, in the Joint Committee's judgment, nowhere else could planning and funds from the Department of Housing and Urban Development (HUD) be better applied in the Capitol Hill community.

Shallow thinking seems to prevail in present planning to enlarge play space and school recreational areas. Further land grabs and acquisitions of the District's already limited taxable private properties may appear to be the obvious and easiest route. Alternatively, however, the Joint Committee, while opposing any other type of high-rise development, wonders whether high-rise schools and roof recreational areas (which have been tried with some degree of success in other metropolitan areas in the United States), would not be more desirable and effective for our urban community? As expedient measures while unused school yards and other present facilities are revamped to draw and be used by our children, the Joint Committee suggests short-term improvements (temporary baseball backstops, tennis and badminton court layouts) to be located

on many of our area's vacant lots, such as the old Providence Hospital site, and the particularly large parcels abutting some school grounds (i.e., St. Peter's at 3rd and E Streets, S.E.).

PARK AREAS

The Joint Committee also countenances the use of our several parks and public squares and triangles (formed by diagonal avenue intersections with horizontal and vertical streets), for recreation on Capitol Hill.

Before considering present and expanded recreational uses in these areas, however, it should be pointed out that these public space areas pose a knotty problem to Capitol Hill residents because of the mixed administrative responsibility. Some of our park areas belong to the city, others to the Capitol Architect (the Capitol grounds), and still others to the National Capitol Region of the National Park Service. Supervision of these areas is divided among three police authorities; the Metropolitan Police Force, the Capitol Police and the U. S. Park Police. Since the Park Police seldom visit or patrol parks under their supervision, the policing of Folger, Garfield, Lincoln and Stanton Parks leaves much to be desired. Marion Park, directly in front of the District's 5th Precinct Station, presents no problem, but the others are regarded by citizens of the community as dangerous areas at night. Moreover, these parks have of late become gathering points for alcoholics, derelicts and vagrants, thereby discouraging the enjoyment and recreational use of them by the "Hill's" citizens and their children. Safety in such parks is not assured simply by intensified policing, although some increased surveillance would help, but it also requires improved lighting and some fresh approaches to landscaping that eliminate area pockets that may be conducive or inviting to those inclined to muggings, yokings and other types of assaults upon their fellow citizens.

The lack of more intelligent and better coordinated planning for our community parks and their uses may be explained in part by the division of responsibility for policing and maintaining these different park areas. The District's Recreation Department, however, is vested by law with a general responsibility for all park recreational facilities and for the coordination of all District recreation. And this responsibility is given to the Recreation Department, irrespective of whether the park is District or Federal property and of whether the land is under the jurisdiction of the District's Recreation, Education or General Administration Departments, or under the Federal Government's National Park Service or the General Services Administration.

With this maze of differing authority and responsibility, it would seem that some central authority is clearly called for to coordinate park

and recreational planning for Capitol Hill's neighborhoods. Central direction, the Joint Committee believes, would avoid needless duplication or super-saturation on nearby park or recreational sites of facilities appealing to the same age levels. It could also stimulate fuller utilization of recreational areas by coordinating different part-time events in the different parks to attract and interest several segments of our population. At this time, for example, the District emphasizes swimming pools, and different parts of Capitol Hill are now served by pools which are now located or are under construction at Randall Junior High at South Capitol and Eye Streets, at Rosedale at 17th and Gales Streets, N.E., and on the south side of the Anacostia River (the Anacostia Park Pool). Another area swimming pool is also being considered for 7th Streets and North Carolina Avenue, S.E., and deep wading pools are now in existence or planned for the Watkins and Van Ness elementary school areas. Such facilities appeal mainly to children and young adults and the outside pools are useable for only three or four months of the year. What is to be the recreational replacement for the other two-thirds of the year? What alternative recreational activity is being supplied for non-pool users?

The Joint Committee deems it advisable for a central authority, or for that matter present authorities, to make some provisions for neighborhood advisory boards or panels to be consulted to prevent the placing of unneeded types of recreational facilities in certain areas or the scheduling events at locales which would have little or no appeal to nearby citizens. An ancillary benefit to be gained from such neighborhood advisory panels would be community involvement in the actual recreational planning for their neighborhoods and government instruction and guidance on volunteer or community efforts that could be undertaken in furtherance of proposed recreational objectives.

The Joint Committee appreciatively notes the substantial landscape and recreational improvement that has been made by the National Park Service within the past two years in some of our parks, specifically in Stanton and Marion Parks; and also that preliminary plans are now being worked on for improving and developing Lincoln Park. However, if fuller utilization and enjoyment of these parks are to be achieved, it is imperative that our park areas receive better protection and maintenance aimed at correcting today's problems with unleashed dogs, litter accumulation and what appears to be the ever present menace from derelicts, molesters and alcoholics. In a few instances, neighborhood wishes and reactions have gone beyond the mere objection to or protest against unsightly and unsafe park conditions, and have taken the form of citizen support, as in the case of Marion Park's recent face lifting, and affirmative

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recommendations for improving such areas. This past spring the National Park Service was advised by over 100 local residents on what they thought could be done to improve their nearby Lincoln Park. Among the suggestions made by this Lincoln Park group, Joint Committee member Hazel Kreinheder lists the following as having possible application to the other "Hill" park areas:

a. The Park should be well lighted with attractive, durable fixtures appropriately designed to fit the neighborhood.

b. Park walkways should be planned according to traffic flow, and located not only for convenience but to help preserve plantings and grassy areas.

c. Plantings should be of the type or species that are hardy and easy to maintain (perennials in preference to annuals), and dead or dying trees should be promptly replaced by new ones.

d. Small pedestral tables for playing chess and checkers, a popular feature of Washington Square in New York City, would be particularly enjoyed by older persons.

e. Provisions should be made in some parks to accommodate public speaking, neighborhood concerts and other group events.

f. Play areas with a variety of sturdy, durable play equipment should be provided for small children, and such areas should be fenced to protect the children from heavy traffic and to deter dogs and persons who might use the area inappropriately. Such areas could be partially screened by plantings and climbing mounds.

g. Clearly defined space should be designated for free play by older children, whose legitimate play interests are frequently considered illegal and disruptive by Park planners, and hence such play areas are disregarded or neglected in planning and designing our parks.

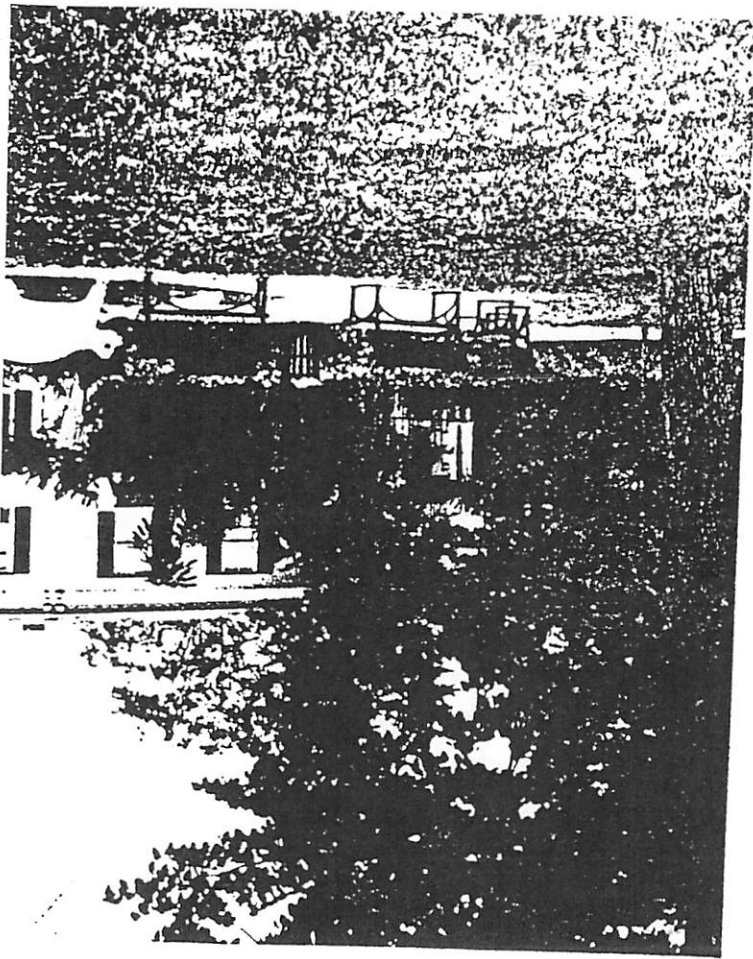
Although the Lincoln Park people recommended the removal of public rest rooms at this park because they seem to attract trouble and are poorly policed and maintained, most Joint Committee members think that the problem rather than such needed public conveniences should be eliminated. Realistically, it is probably difficult to get people to maintain and police such facilities. One solution may be for the District to contract with private firms for "production-scale" maintenance of all public comfort stations in the District; that is, a team of men properly equipped to move on a set

schedule and give such facilities a quick and thorough cleaning two or three times a week. The National Park Service or District Government could also consider employing for each of their respective major parks, a retired or older citizen, such as D.C.'s specialized "Parking Patrol", for overall, general park supervision, including that of the comfort stations.

For those of our neighborhoods located near the river, Anacostia Park is accessible and contains areas for walking, picnicking, bicycling and for a number of group sport activities. With all of its recreational facilities, however, this large park does not seem to attract intensive use by residents or groups from the southern and eastern Capitol Hill areas.

In addition to better utilization of existing recreational areas, some "Hill" neighborhoods desperately need more of them. Public housing planners for our area seem to have overlooked such neighborhood requirements, and Capitol Hill now suffers in its public housing developments from the scarcity of recreational locations. A move is now afoot to remedy this problem in the Arthur Capper Dwellings area (The Astor Development) by including recreation facilities in proposals for the construction of a needed neighborhood, commercial-welfare service center.

Figure No. 24
A Triangle Park on Capitol Hill N. Carolina Avenue
and 7th Street, S.E.



Recreational outlets also seem particularly needed in low-cost housing neighborhoods on the fringes of the restoration area (sections of Census Tracts 67, 69, 72, 81 and 83). As pointed out earlier in this report, these areas should receive immediate attention for the development of the interior parks suggested by Mr. Halprin in his report, and for the development of "vest pocket parks" and "tot lots" on vacant or available land parcels. Such recreational areas should be designed and fitted with equipment satisfying the needs of local inhabitants. In designing and locating such recreational sites, the Joint Committee thinks that efforts should be coordinated with proper government authorities for lighting, supervision, policing and maintenance, if such facilities are to accomplish their desired end.

Whether our triangular park areas should be devoted to recreational use or receive beautification treatment is dependent on their locations and dimensions. Because several of these triangles serve as points at busy intersections, recreational use of such areas would imperil the safety of our children. Furthermore, the design and the limited space in some of these triangles would greatly restrict practical, attractive recreational facilities at such locations. Triangles with such limitations, such as Seward Square and the park area at Eighth Street and Pennsylvania Avenue, S.E., would appear to be better suited for the location of statuary or fountains compatible with the surrounding areas. Triangular points such as those at Seventh Street and Massachusetts Avenue, N.E., and at E Street and Potomac Avenue, S.E., would appear to lend themselves better to use as compact parks with limited recreational components.

COMMUNITY CENTERS

As suggested earlier, the establishment of neighborhood community centers would offer many recreational services and facilities which are not now available in the Capitol Hill community, and at the same time, such centers will serve as catalysts for blending the different strata of our population's composition. It is obviously impractical, with respect to money, supervision, maintenance and use, to dot our community or to split between its different parts, major athletic facilities, such as olympic-size swimming pools; basketball, hand ball, tennis and squash courts; gymnasiums and roller skating rinks; and their attendant installations, (showers, locker rooms, maintenance and operational machinery and equipment). Moreover, it is equally unreasonable to expect major expensive hobby-craft equipment, like kilns, power machinery and tools, and printing presses to be widely scattered throughout our neighborhoods. Practical planning for such extensive athletic and hobby activities, which are presently almost non-existent in the Capitol Hill community, should be concentrated at central locations, preferably

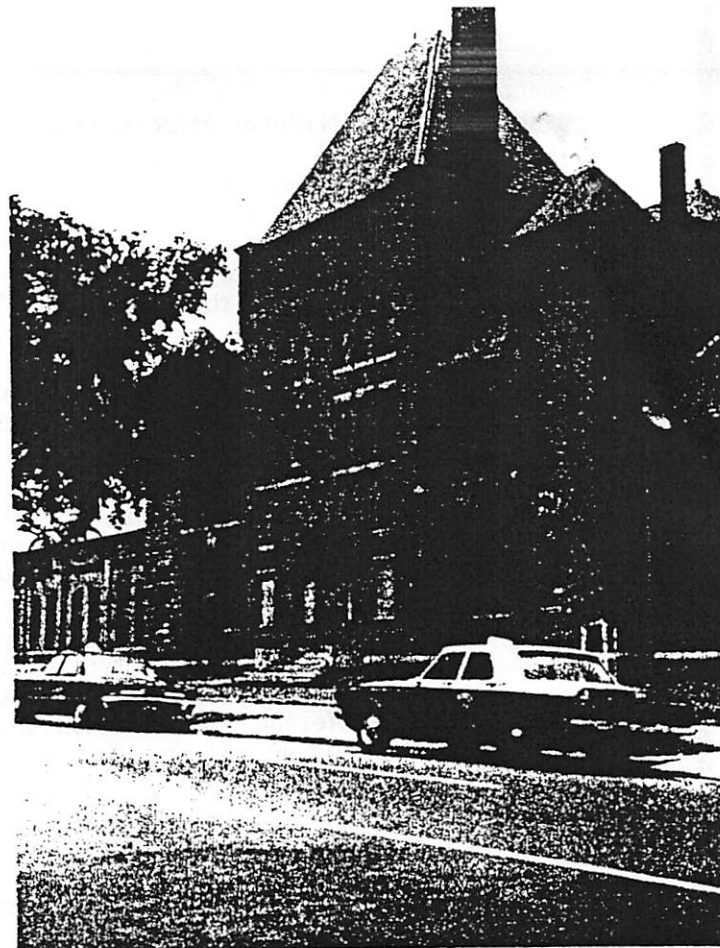


Figure No. 25

East Capitol Street Car Barn 1400-Block of
East Capitol Street

close to the potentially greatest number of users, to serve all of our neighborhoods.

The location and size of the East Capitol Street Car Barn would be ideal for the concentration of major athletic facilities and hobby equipment. This square-block site is geographically located close to the center of the Capitol Hill community, and contains a structure and space ample for accommodating a great many of these recreational pursuits. Acquiring this land for recreational use would make it unnecessary to seek comparable space at other "Hill" locations, which may require protracted and possibly more expensive condemnation proceedings or displacement of families in our residential areas. And although this center could be planned comprehensively as soon as the property is acquired, the installation of different facilities could be done step by step as funds become available.

The Joint Committee fully endorses the efforts of a number of "Hill" organizations which are promoting the idea that the District obtain the East Capitol Street Car Barn for the major recreational center on Capitol Hill. We are also in agreement with the thought, that to maintain the present residential and historic character of our community, the existing physically-sound structure should be remodeled rather than replaced by a new building of modern or institutional design.

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- e. Provisions should be made in some parks to accommodate public speaking, neighborhood concerts and other group events.
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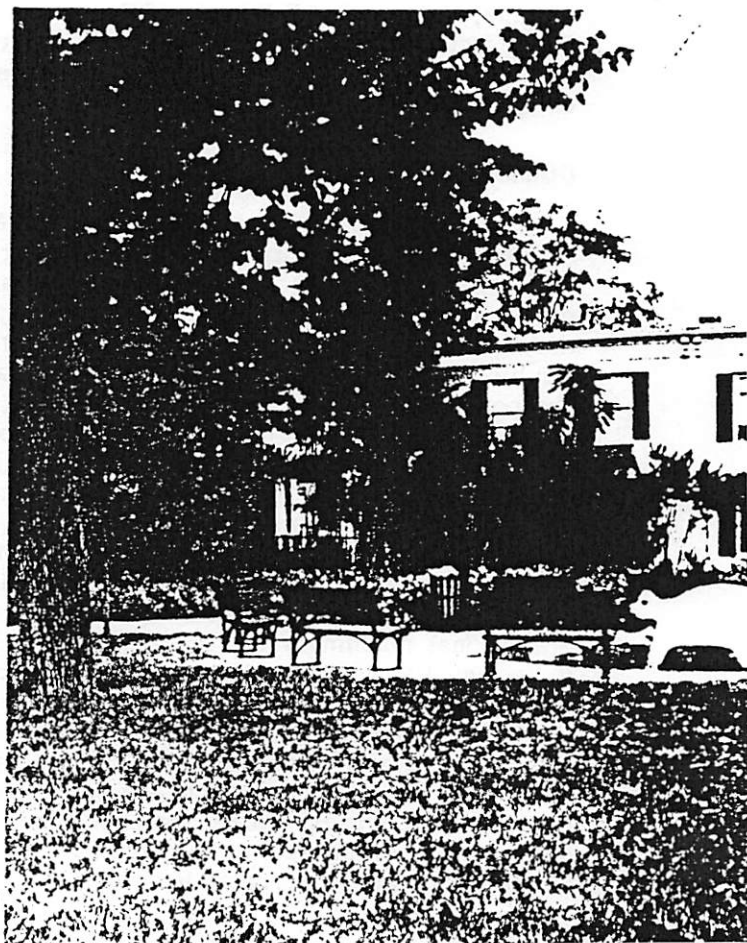
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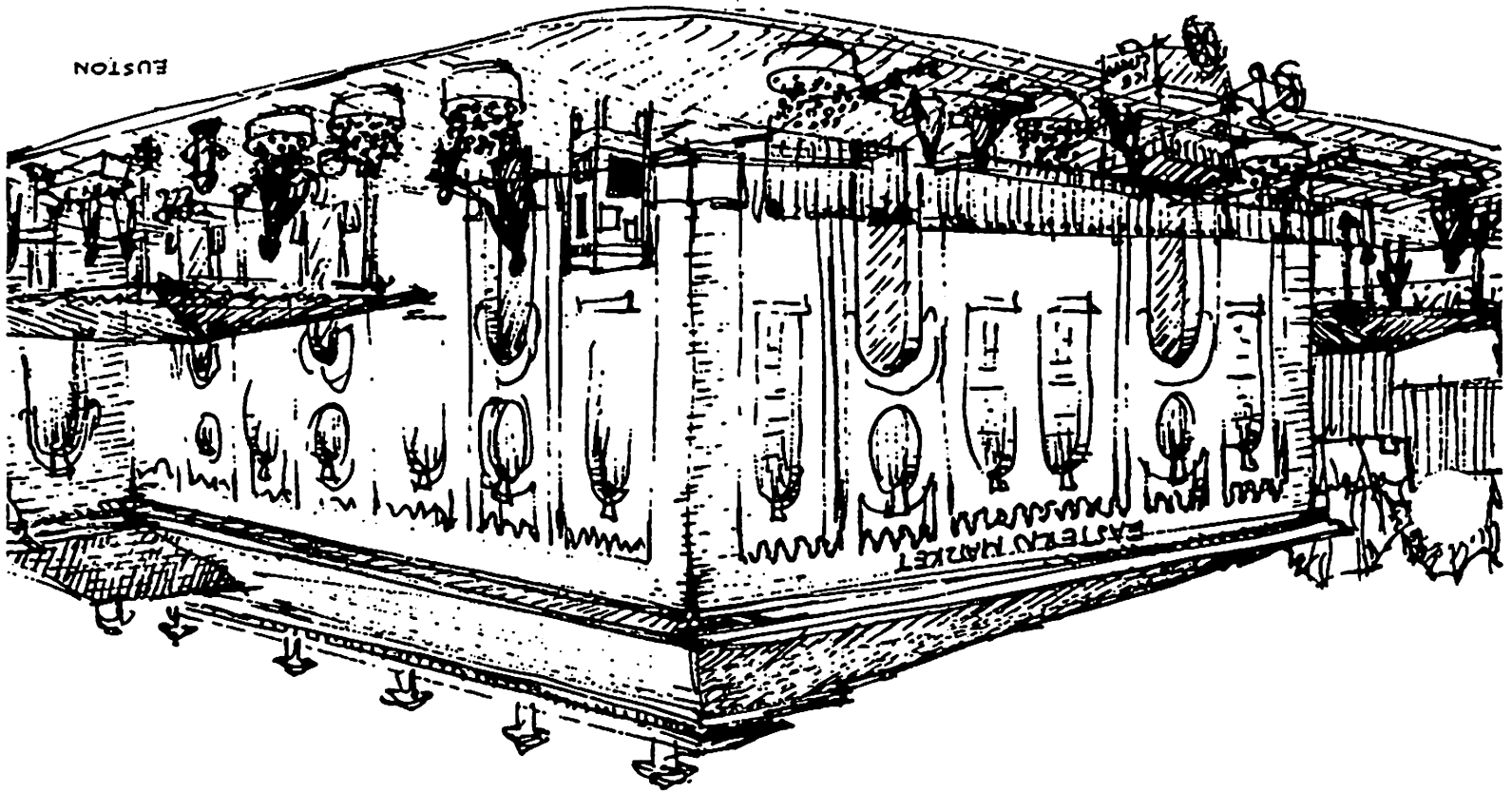


Other Capitol Hill prospects for major sport and recreational facilities, on a lesser scale, might be: a) considered for the D.C. jail site, reportedly to be vacated in the near future; b) incorporated in the scheme for the development of Anacostia Valley Park; c) combined with school expansion plans at one of the larger school sites; or d) grouped under and along the residentially undesirable Freeway route.

Comprehensive recreational planning should also include, in addition to major sport and recreation locations and youth play areas scattered throughout "Hill" neighborhoods, smaller community centers with activities or facilities geared to small children and adults. Such smaller focal points of community activity are particularly valuable in that they bring people together to

exchange views and to engage in common endeavors. These smaller centers could contain meeting rooms and small auditoriums, and such recreational facilities or diversions as game, music, reading and sewing rooms; painting, ceramics and photography studios; and other minor hobbycraft equipment and facilities. The old firehouse site next to the Eastern Market at Seventh Street and North Carolina Avenue, S.E., which will be treated in more detail later, offers one of the best possibilities for a smaller center. Another would be the realization of the previously-mentioned center now being considered for the Arthur Capper Dwellings area. In the event that consolidation of the District's police precincts becomes a reality, attention might be directed to using the 5th and 9th Precinct Headquarters buildings for such smaller community centers.

EASTERN MARKET (c. 1873) at 7th Street and North Carolina Avenue, S.E., is located in the heart of the Capitol Hill Community. Along with the adjacent Fire House site on North Carolina Avenue and nearby art and specialty shops, this market area is ideally constituted for development as a commercial/recreational Community Center.



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COMMERCIAL FACILITIES

Today's shops and commercial facilities which serve the Capitol Hill community leave much to be desired. There are no central shopping areas offering wide and diversified goods and services, and it is essential for "Hill" residents to travel to other parts of Washington to satisfy their needs for many common household and personal items.

SHOPS AND STORES

Retail enterprises on the "Hill" are mainly small independent stores which look almost entirely to their immediate neighborhoods for their trade. Chain store operations include five Safeways, located respectively at 3rd and Massachusetts Avenue, N.E., the unit block of 7th Street, N.E., the 300 and 500 blocks of 7th Street, S.E., and 14th and Kentucky Avenue, S.E.; one A & P situated at 500 12th Street, S.E.; two branches of People's Drug Store at 11th and East Capitol Street and 7th and Pennsylvania Avenue, S.E.; and a Kresge's in the 600 block of Pennsylvania Avenue, S.E.

The only major retail establishment attracting business to the "Hill" area is the William E. Miller Furniture Store at 8th and Pennsylvania Avenue, S.E. Of late, specialty art, apparel, antique, book, coffee and gift shops are appearing along the 200, 300 and 600 blocks of Pennsylvania Avenue, the 400 block of East Capitol Street and in the Seventh Street Market area. These seem also to be drawing trade from outside of our neighborhoods. Some cross-town clientele frequent a few of Capitol Hill's popular wining and dining establishments, but community-wide, family and attractive specialty restaurants are virtually nonexistent.

The number of commercial enterprises serving the "Hill" was substantially reduced seven years ago by the condemnation and destruction of stores and shops in the 100 block of Independence Avenue, S.E., in order to enlarge the U.S. Capitol grounds (site of the proposed James Madison Memorial Annex to the Library of Congress). The deterioration and closing of mercantile and service shops along 8th Street, S.E. from Pennsylvania Avenue south to the Navy Yard, mainly because of transitional and dangerous neighborhood conditions, has equally contributed to the disappearance of many commercial facilities on the "Hill". If some type of private or government assistance were available for rejuvenating and developing commercial strips in our community, the Joint Committee believes that this section of 8th Street, along with the 400 block of East Capitol Street and the Seventh Street (Eastern) Market area, subsequently to be discussed, offer the greatest potentials for business developments.

The majority of the foregoing commercial establishments are located in commercially zoned areas along Pennsylvania Avenue, S.E., 8th Street from Pennsylvania Avenue to the Navy Yard, the 200 and 300 blocks of Massachusetts Avenue, N.E., 15th Street between Constitution Avenue and D Street, S.E., and in the vicinity of the Seventh Street (Eastern) Market. The remainder, primarily small neighborhood groceries, beverage and drug stores, luncheonettes, and cleaning and beauty shops, operate under non-conforming variances in blocks zoned residential (usually R-4). According to commercially knowledgeable members of the Joint Committee, present commercial zoning is adequate for our neighborhoods, and if fully used is sufficient in area and coverage for future improved community development. It is also felt that the District's codes and regulations (housing, occupancy, sanitation, Alcoholic Beverage Control, etc.) as they apply to commercial operations, should be conscientiously supervised and enforced by District authorities.

The Capitol Hill community has some light manufacturing zones along our southern boundary east of South Capitol Street, regrettably interspersed among low-cost residential dwellings which may be improved by NCPD's designs for a Federal Employment Center near this area; the zone continues to the east of the Navy Yard, where the Washington Gas Light Company and a major fuel oil distributor maintain storage facilities. The Chesapeake and Potomac Telephone Company and the Electric Service Division of the D.C. Highways and Traffic Department also occupy a small manufacturing zone in the block bounded by 13th, 14th, G and E Streets, S.E. Joint Committee recognition is given to the tremendous area improvement that resulted when the Evening Star newspaper located its offices and plant at 2nd Street and Virginia Avenue, S.E. However a constant source of neighborhood disgust and irritation, particularly in light of current local and federal government efforts at air pollution control, is the smoke, soot and "fly ash" emitted by the Capitol Building power plant at South Capitol and E Street, S.E., and by the Kenilworth Dump area at Kenilworth and Douglas Streets, N.E.

It is the Joint Committee's candid observation and we believe it is also the view of most of our organizations and residents on Capitol Hill that commercial institutions and enterprises in the Capitol Hill community are in our area to "take", not to "participate". The very few exceptions are some real estate and professional offices, some newly arrived specialty shop owners, and a handful of merchants who have taken an interest in the health, improvement and beautification of our neighborhoods. Our most critical

comments on commercial facilities are directed at our staid and aloof financial institutions; namely, three commercial banks (one local, one with two "Hill" branches) and three savings and loan associations. Most of the officers in these banks do not live in our area, and they show little or no interest in its civic, community or charitable activities. Only two of these institutions are known to participate, and then in a limited way, in local home financing for restoration or other residential loan requirements, and it is widely believed that all of these banks follow discriminatory policies in making home or personal loans to Negroes. The two-year-old Friendship House Community Credit Union of 520 8th Street, S.E., which has proven successful in making personal loans to low-income families, was created to fill a void perpetuated by our community banks. It is not surprising, moreover, that substantial numbers of Capitol Hill's residents, of all income levels, choose to do or satisfy their banking needs in other areas of Washington.

References have been made previously as to what might be done to entice and interest merchants and commercial property owners to participate in community betterment by improving and dressing up their stores. We also submit that Small Business Administration (SBA) assistance, which was a major and essential factor in relocating and reestablishing a few of our merchants caught in the aforementioned Federal condemnation of the 100 block of Independence Avenue, might be more flexibly available and used for improving and upgrading some of our commercial areas. The private enterprise of our community's more prosperous builders and real estate developers and financing institutions (if they would just bend a little) should be encouraged to try or to organize a few "commercial restoration" pilot projects (along 8th Street for example). Other limited ventures for such community developers might include small scale commercial building on unimproved tracts such as that at 15th and Pennsylvania Avenue, S.E., or on land already parceled such as that located on the northeast corner of 6th Street and Pennsylvania Avenue, S.E. Finally, the Joint Committee believes that considerably more effort could be given by real estate offices, community organizations and individuals on the "Hill" to contact, interest and attract chain stores and other commercial enterprises to locate in our neighborhoods.

TRAFFIC AND PARKING

Even though Capitol Hill contains substantially large and diversified consumer markets, traffic and parking conditions, together with neighborhood crime, take some of the luster off the attractiveness of our neighborhoods' commercial possibilities. The high incidence of crime is, we hope, but a temporary condition that will be corrected. How-

ever, Capitol Hill, as are other parts of Washington and metropolitan areas throughout the United States, is constantly searching for solutions to our difficult traffic and parking problems. Increasing the number of surface parking lots is not an answer for Capitol Hill. In fact our residential community has strongly opposed the converting of residentially developable properties into surface parking lots (at one time proposed for the Old Providence Hospital block), or clearing sites in our neighborhoods for such use, since this defeats the basic objective of maintaining and perpetuating Capitol Hill as a residential community.

Many in our community believe that completion of the Freeway and improvement of access routes to and therefrom, and the construction of the proposed subway will considerably relieve peak traffic congestion during morning and evening hours in our neighborhoods. More dead-end, short-run streets in our residential areas would divert through traffic to main traffic routes. Enlarging the 11th Street bridge with corresponding improvement in the approaches thereto may considerably ease traffic pressures in adjacent neighborhoods during rush hours.

Concomitant with relieved traffic conditions, some leveling may occur in the increasing strain on Capitol Hill's limited public parking facilities. This may permit the removal of present one-side parking restrictions on heavily traveled, one-way or double-lane residential streets. Future subway availability may encourage greater fringe parking on government-owned or less-expensive sites developed for this use near subway stops more distant from downtown Washington. In this regard, secondary use of the nearly 100 acres of parking at the D.C. Stadium and Armory might be better exploited. Added parking accommodations might be considered by government authorities under otherwise presently available public space, such as parks and school playgrounds, with the possible realization of some revenue return from these nontaxable areas which could be earmarked for spending on education and recreation.

Underground government parking has been resorted to in and behind the Rayburn Office Building, and completion of the new Congressional parking garages will be likely to release some day-time public street parking for nearby "Hill" residents and merchants and for tourists and visitors. Below-ground parking at other parts of the Capitol grounds (and hopefully this is being considered in the planning of the James Madison Library Annex) would also relieve the localized parking congestion caused in this area by the daily influx of government workers at the Capitol Buildings, Library of Congress and Supreme Court.

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In common with the parking crisis now confronting Georgetown, several of our neighborhoods are faced with intense out-of-area competition for the limited public parking available. There may be some merit in Mr. Halprin's proposal for providing supplemental parking, along with recreational or park uses, in the interior court areas of some of our blocks. But generally, no completely satisfactory parking solution has been advanced for the Capitol Hill area.

EASTERN MARKET

The Joint Committee believes that without exception, that nearly all Capitol Hill organizations and residents endorse and support full utilization and development of a commercial-recreational center at the Eastern or Seventh Street Market and on the adjoining fire house property. In only one respect, and that secondary, do opinions differ as to whether such recreational use should include a swimming pool. Before examining comparative merits of this difference over the pool, attention should first be given to overall planning and thinking for this location.

The Joint Committee is of the firm belief that the Eastern Market site with its central location and nearby commercial block potentials on Seventh and C Streets, is ideally suited for augmenting the present deficiency of adequate shops and service establishments in our neighborhoods and for development as the "Hill's" chief commercial center. Combined with compatible recreational facilities on the adjacent fire house site, this market area could become the primary focal point for communication and activities on Capitol Hill.

The Eastern Market at Seventh Street is the only remaining neighborhood farmer's market that has been continuously operated as such in Washington, D.C. Aside from the nostalgia it rekindles in "old timers" of by-gone shopping habits, reminiscences it holds for well-traveled Washingtonians recalling trips to the market squares of European cities, and its traditional setting in the heart of the "Hill's" restoration neighborhoods, the Eastern Market is already regarded by many

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The Eastern Market is not to be viewed simply as an old-fashioned novelty or attraction for visitors and tourists. Rather, the Joint Committee believes it should be designed and planned to serve day-by-day needs and requirements of Capitol Hill residents. Shoppers on foot from nearby residential blocks can be expected to predominate; however, improved traffic patterns and parking accommodations (perhaps under the Hine Junior High School grounds across the street), coupled with expanded commercial services and facilities, would greatly intensify shopping activities at this market center. NCPC's proposed employment complex at the Naval Gun Factory and the future subway station at 8th Street and Pennsylvania Avenue, S.E., can foreseeably increase the number of shoppers using this center on their way to and from work.

In developing and expanding the Center, market facilities should not be isolated in treatment or thinking from dependent and related commercial shops and stores along the 200 and 300 blocks of 7th Street, S.E., the 600 block of C Street, S.E., or even from those along the 600 block of Pennsylvania Avenue, S.E. Just as the diversified Safeway food store on 7th Street complements the more specialized meat, fish, cheese and other stalls within the market, such stalls similarly attract a pedestrian traffic exposure for neighboring antique, decorator, book and specialty shops on 6th and 7th Streets. Relieved from the past recurring threats of condemnation in the 300 block of 7th Street because of Hine School expansion, the initiative of private enterprise on 7th and C Streets can be fully expected to follow the lead of a well planned commercial development at the Eastern Market, itself. What is ideally envisioned then, by the Joint Committee, is a commercial center at this location — distinctive in personality, but incorporating some of the attractive features of the "Farmers' Market" in Los Angeles, "Fisherman's Wharf" in San Francisco, the "French Quarter" in New Orleans and the "Village" in New York.

As a first step, the Joint Committee believes immediate attention should be given to a com-

plete overhaul of the interior stall or business locations, but not so as to destroy the "market flavor", and some improvement made in food handling. Both larger and better planned floor space use is necessary. Refrigeration and storage facilities, locker and rest rooms could be moved to the basement, and adequate servicing (including freight elevators) and outside delivery access should be provided to basement areas. The Market's large basement also offers tempting possibilities for an attractive "Boit de Nuit" or "Rathskeller."

Overall building repair and restoration (replacement of broken doors and windows) would tremendously improve present appearances. The installation of ground plugs or fasteners (in the sidewalk area) would assist in locating and securing the assembly of temporary outside counters or stands. Electrical outlets could be spotted for the use of sidewalk vendors. Interesting and distinctive outside lighting fixtures or lamp poles (gas or Victorian, perhaps) would greatly add to the beautification and attractiveness of the building and sidewalk vending areas.

Simultaneously with the face lifting and improvement of the market area, the Joint Committee believes that work should be begun on a recreational and quasi-commercial area in the next-door Fire House facilities. Planning and development for this site should contain some compatibility as to design and use so as to make the entire Market-Fire House area an integrated commercial-recreational complex. A tea room, coffee or soda shop, with outdoor table and seating facilities in the Fire House court would serve as a center of respite for Market shoppers and users of recreational and meeting rooms located in the Fire House building. Outside display areas for art, pottery, photography and related exhibits could be situated to face the inner court, and such areas might well serve as a "Marche aux Puces" (Flea Market) on Saturday or Sunday. If a main objective of a community center is to bring neighborhood people together, the foregoing suggestions for the Fire House site, in the Joint Committee's judgment, would be in furtherance of this end. With an ambitious and comprehensive development, the Joint Committee believes a Washington Eastern Market-Recreational Center would rival or surpass Ghirardelli Square in San Francisco and Larimer Square in Denver.

While there is complete agreement for improving the Fire House court with attractive landscape treatment, Joint Committee members, like many members of the community, differ on whether swimming facilities should be located in this area. Proponents for a swimming pool are of the belief that the shortage of such facilities in the Capitol Hill community necessitates a pool being considered for this location. They further urge that such a facility would immeasurably benefit our commun-

ity's under-privileged families and bridge relations between economic, social and racial differences on Capitol Hill. Opponents of such swimming facilities at the Fire House contend that a pool is incompatible with the overall scheme for the most advantageous, generally attractive use of this commercial-recreational center. It is argued by opponents that a pool, appealing primarily to children and young adults, would displace recreational accommodations for a greater number of Capitol Hill citizens, on a year round basis, particularly with the Fire House's location in the center of the restoration area. Having given both sides of this community dispute, the Joint Committee believes it cannot fairly offer further comment.

Design, purpose and community need for the Eastern Market-recreational center are little more than aspiring hopes, if the machinery is either not available or inadequate for translating plans and objectives into reality. In contrast to the aforementioned Ghirardelli and Larimer Squares, both of which were developed by private enterprise, the proposed Center, if it is to be established quickly and orderly, will require the cooperative effort and assistance by both government (the owners) and private interests, which in itself would be a remarkable undertaking. Government interests in this development would include the District Commissioners, and Federal or District highway, park, zoning and recreation departments. Representatives of private interests would be the Center's commercial tenants and concession operators and the community organizations of Capitol Hill residents. Each of these different government and private interests have a stake in the creation and success of such a viable community center.

While subject to some practical refinements, the Joint Committee suggests the creation of an organizational entity composed of government, business and community representatives to serve as a planning and advisory group for the development and operation of an Eastern Market-recreational Center. Government representation in such a group should be given ample authority to speak for appropriate government agencies. Business representatives would be chosen by the Center's commercial tenants. For a community organization to be represented, it should legally certify that it represents a currently active, dues paying membership from a substantial segment of the community.

This planning and advisory group would meet regularly to initiate or review proposals for creating and furthering the Center's dual commercial and recreational objectives. It would serve as the medium for the different groups and authorities interested in the Center to discuss the various problems and/or objectives posed by the various interests represented by government, business and the residential community.

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The Eastern Market is not to be viewed simply as an old-fashioned novelty or attraction for visitors and tourists. Rather, the Joint Committee believes it should be designed and planned to serve day-by-day needs and requirements of Capitol Hill residents. Shoppers on foot from nearby residential blocks can be expected to predominate; however, improved traffic patterns and parking accommodations (perhaps under the Hine Junior High School grounds across the street), coupled with expanded commercial services and facilities, would greatly intensify shopping activities at this market center. NCP's proposed employment complex at the Naval Gun Factory and the future subway station at 8th Street and Pennsylvania Avenue, S.E., can foreseeably increase the number of shoppers using this center on their way to and from work.

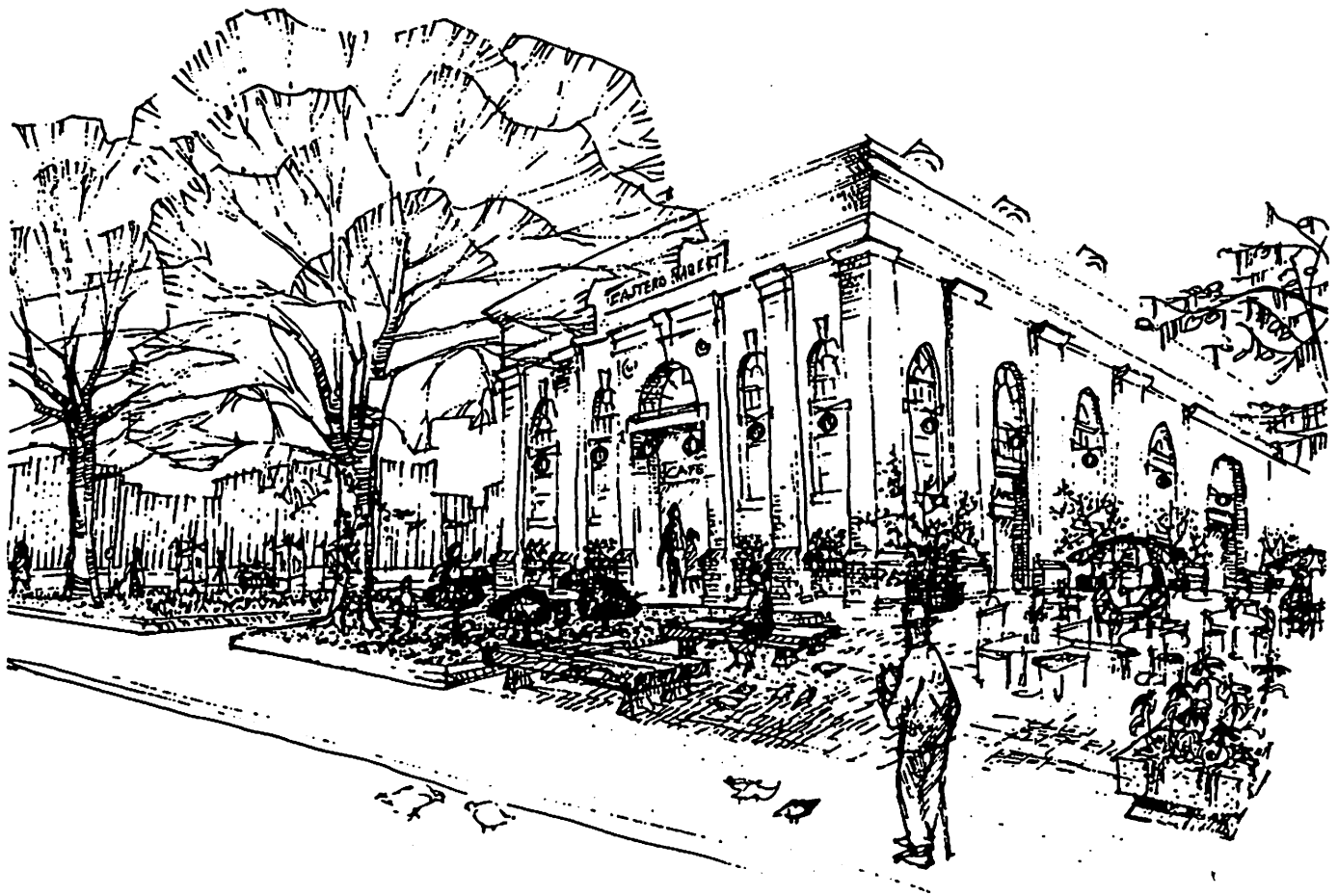
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The interplay between the Center's commercial and recreational goals could be evaluated and considered for implementation or support by the representative organizations. For example, government representatives could be advised what the business and community participants think could be done to improve the Center's appearance or recreational needs. The government in turn could advise how aims essentially dependent upon the community and its organizations, and/or

the efforts of the business community of the Center itself, could be best accomplished.

This concept for citizen, businessman and government participation in forming and stimulating a commercial/recreational Community Center would be, in the Joint Committee's judgment, one major step in pulling together and coordinating the different forces necessary for further molding Capitol Hill into a tighter community.



EUSTON

EASTERN MARKET - A sketch by Joint Committee Member Andrew Euston showing this market area's potential as a commercial/recreational Community Center.

CONCLUSIONS

Within the past decade or so much of the spirit and grandeur of its historical past have been recaptured to make Capitol Hill one of Washington's most distinctive residential communities. The resurgence of this center-city residential location has come about mainly through the enterprise of the inhabitants of the area themselves, who have been interested in restoring the fine old homes there, and equally interested in re-establishing a community of pride, vitality and concern.

Capitol Hill community today contains a population of over 100,000 people, and represents one of Washington's best balanced areas — economically, racially and socially. This population-mix has been the impetus for many local movements to build a stronger community structure. "Hill" people, for example, have been overwhelmingly united in their opposition to high-rise development, to further concentration of public housing, and to highway programs that will further splinter our residential neighborhoods. Strong support has been rallied throughout the community for improvement in District Government services — in schools, in police protection, in recreation — the three most critical factors in the welfare and development needs with which we are now contending.

Through community organizations many programs for beautification and improvement have been undertaken. Interest has also been sparked by

charitable activities and civic events which have involved the general participation of "Hill" residents. The people of this community are sensitively aware of the interest that the Capitol Hill community holds for the city of Washington, and for the nation, both because of the many historical and national landmarks within its boundaries, and because it lies, so to speak, at the front door of the nation's Capitol.

The setting for all these shrines, which are of so much interest to the American people, has been greatly enhanced because the residential neighborhoods of the area have retained their late 18th and 19th century character as very few other American communities have. These classic, other-era surroundings have long intrigued Capitol Hill visitors to penetrate more deeply into our neighborhoods. This, together with the more modern tourist attractions being added at the peripheries of the area's boundaries (such as the National Visitor Center at Union Station, and those planned along Anacostia River) causes the Capitol Hill community to loom more certainly as the potential heart of the visitors' Washington. This historically, nationally, and yes, naturally significant potential should, we do believe, give to our community a role of considerable significance in the future planning for Capitol Hill by District and Federal government officials and agencies.

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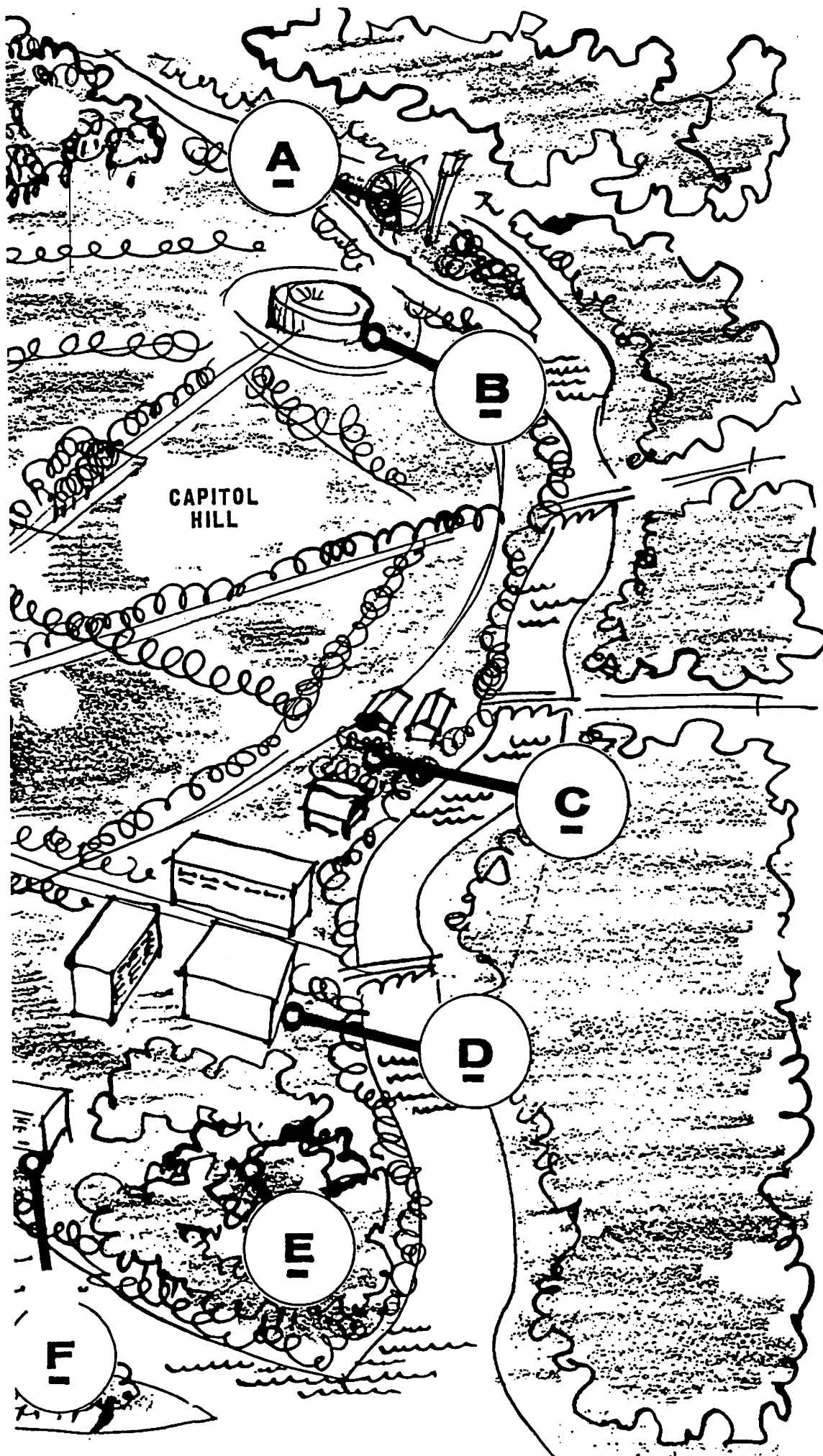
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- b.** D. C. STADIUM
- c.** NAVAL YARD
- d.** SOUTH CAPITOL STREET PARKWAY
- e.** FORT McNAIR
- f.** SOUTHWEST WASHINGTON
- g.** "PONTA VECCHIO" & NATIONAL AQUARIUM
- h.** THE MALL
- i.** DOWNTOWN WASHINGTON
- j.** NATIONAL VISITOR'S CENTER
- k.** NATIONAL ARBORETUM

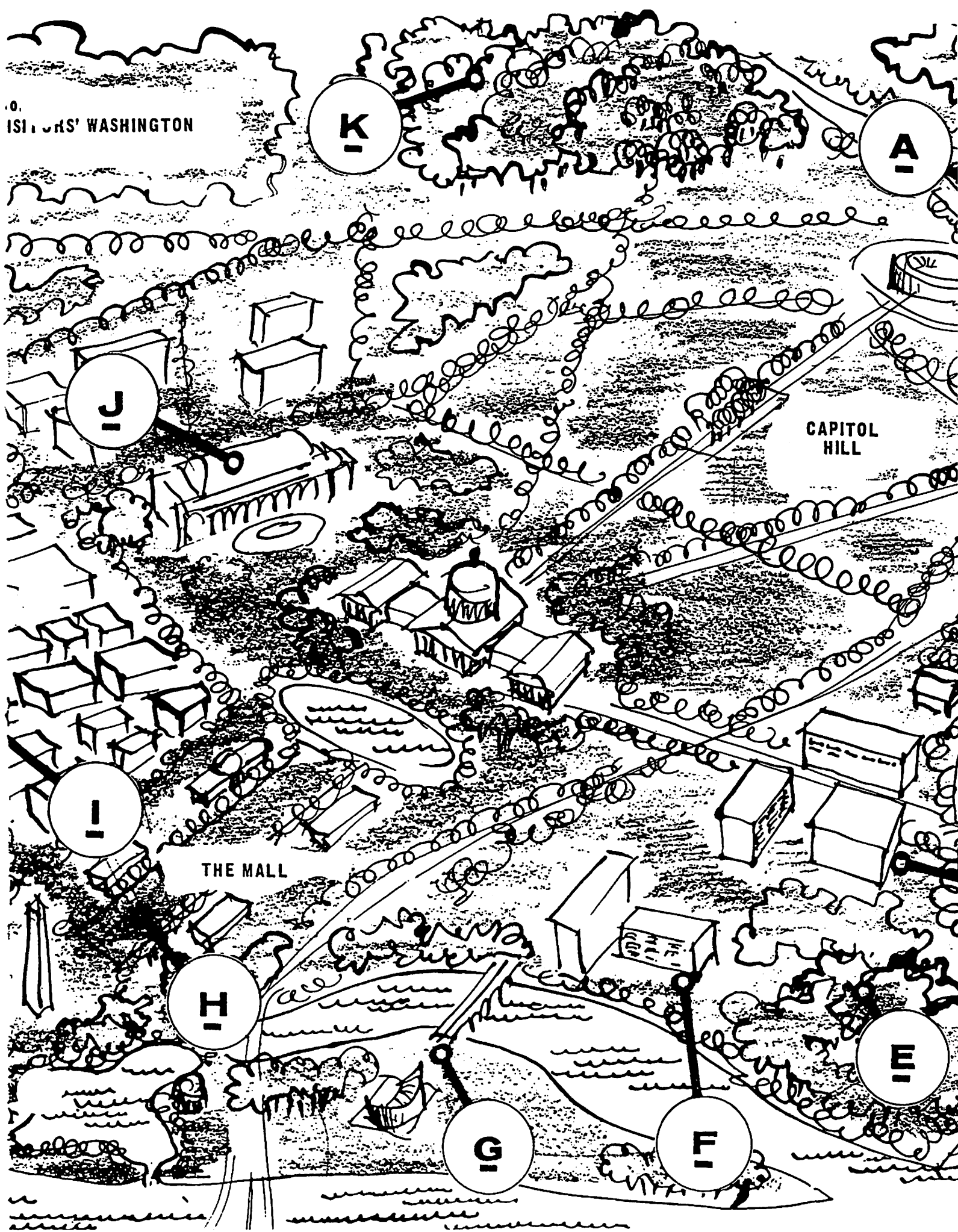
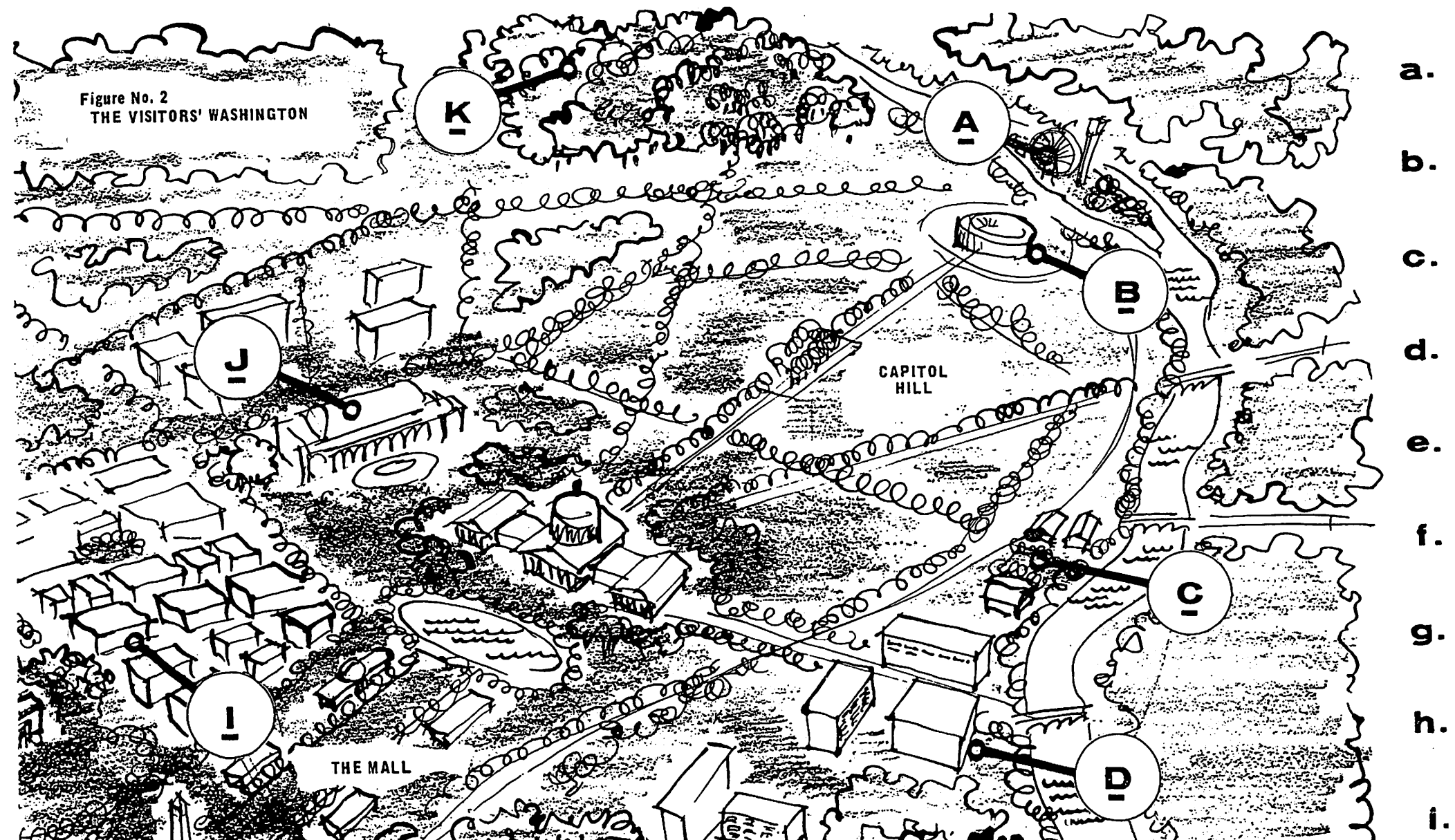


Figure No. 2
THE VISITORS' WASHINGTON



a.
b.
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d.
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i.

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