



11th Street Bridge Park

Equitable Development Plan





11th Street Bridge Park *Equitable Development Plan*

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Images courtesy of Jeff Salmore & The National Park Service

Introduction

In 2019 the 11th Street Bridge Park, a project of the Ward 8 based non-profit Building Bridges Across the River at THEARC, will become the District of Columbia's first elevated park, connecting the historic Anacostia and Capitol Hill neighborhoods that are geographically divided by the Anacostia River. The Bridge Park will span the Anacostia River, constructed on top of the piers which once supported the old 11th Street Bridge. From the beginning, community engagement and feedback have driven the conceptualization and design of the Bridge Park. The first two years were filled with hundreds of neighborhood meetings on both sides of the river leading to the identification of programming concepts for the design of the park, with the goal of creating an innovative, new public space for recreation, arts and environmental education.

Throughout this community-led process, it became clear that the Bridge Park had the potential to be more than just an innovative public space. In particular, the Bridge Park could symbolize a new unity and connection between a booming area of the city and one that has long been overlooked and excluded from the city's economic progress.

This is especially important for D.C. residents and small businesses located east of the river. Decades of disinvestment, coupled with the economic, racial and geographic segregation of Wards 7 and 8, mean that many of the communities east of the river—especially those closest to where the Bridge Park touches down—are areas of low homeownership, as well as high poverty and unemployment. Indeed, the most recent data from the American Community Survey reveal multiple census tracts with child poverty rates above 50 percent and unemployment rates above 20 percent.

Given this stark reality, a key goal of the Bridge Park is to serve as an anchor for equitable and inclusive economic growth. The Bridge Park's design strategies will increase connectivity between those living on both sides of the Anacostia River, but more must be done to ensure that residents and small businesses nearby will continually benefit from the success of this signature new civic space.

This Equitable Development Plan supports the unprecedented investments made by Mayor Bowser and the D.C. City Council supporting workforce development, small businesses and housing in an effort to create a more inclusive city.



Image courtesy of National Park Service

What does it mean for Bridge Park to pursue Equitable Economic Development?

Working collaboratively with community members and stakeholders, government officials, business owners and policy experts, the Bridge Park is committed to changing the narrative of how development typically takes place. It is well known that the construction of signature public parks can significantly change land values and uses in surrounding areas. Indeed, a recent HR&A economic impact study found that property values in comparable park developments increased by 5 to 40 percent. The goal of the Bridge Park's Equitable Development Plan is to ensure that the park is a driver of inclusive development—development that provides opportunities for all residents regardless of income and demography. By following a community-driven and vetted process, it is our hope that other cities can look to the Bridge Park as a prime example of how the public and private sectors can invest in and create world-class public space in an equitable manner.



11th Street Bridge Park rendering, image courtesy of OMA+OLIN

About the 11th Street Bridge Park

As the old 11th Street Bridge that connects D.C.'s Capitol Hill / Navy Yard and historic Anacostia / Fairlawn neighborhoods is replaced, the District government and Building Bridges Across the River at THEARC will transform the aged infrastructure into the city's first elevated park: a new venue for healthy recreation, environmental education and the arts.

The 11th Street Bridge Park will span the capital's cityscape and include community generated programming ideas such as: outdoor performance spaces; playgrounds; urban agriculture; classrooms to teach students about river systems; public art that tells the rich history of the region; and kayak and canoe launches. Bound by the Washington Navy Yard on one side and the National Park Service's Anacostia Park on the other, the Bridge Park will be a destination for some, a pedestrian or bicycle route for others and an iconic architectural symbol across the Anacostia River.

The 11th Street Bridge Park promises to be a place unlike any other in Washington, D.C. – one that supports the neighborhood's physical, environmental, cultural and economic health. The 11th Street Bridge Park has four goals:

- Create a healthy community by establishing a safe place for residents to exercise and play
- Connect the community with the Anacostia River
- Reconnect the neighborhoods of Anacostia / Fairlawn and Capitol Hill / Navy Yard
- Generate new jobs and economic activity

Bridge Park announced OMA & OLIN as the selected design team of the park in October 2014.

Equitable Development Plan

To assist with its equitable development work, the Bridge Park partnered with LISC DC, a community development organization with roots in Washington, D.C. for over 30 years. With the help of LISC DC, the Bridge Park's staff formed an Equitable Development Task Force in the Fall of 2014 consisting of research and planning experts to review background data of the surrounding area and help guide the formation of an Equitable Development Plan. The goal of this process was to ensure that the Bridge Park had a clear understanding of the surrounding neighborhood demographics so that staff could make recommendations based on a solid foundation of data.

For the past year, the Equitable Development Task Force has held meetings with community members and stakeholders, government officials, business owners and policy experts to identify actionable recommendations that the Bridge Park and its partners can take in three areas: **Workforce Development, Small Business Enterprise** and **Housing**. Over the course of these meetings, specific strategies within each of the three areas emerged. Actionable recommendations identified and vetted through this process are organized by issue area and strategy in this report. While not included in this document, built out for each recommendation is a detailed timeline of action steps, budget and collaborative partner list that have been suggested by the community to enable successful implementation.

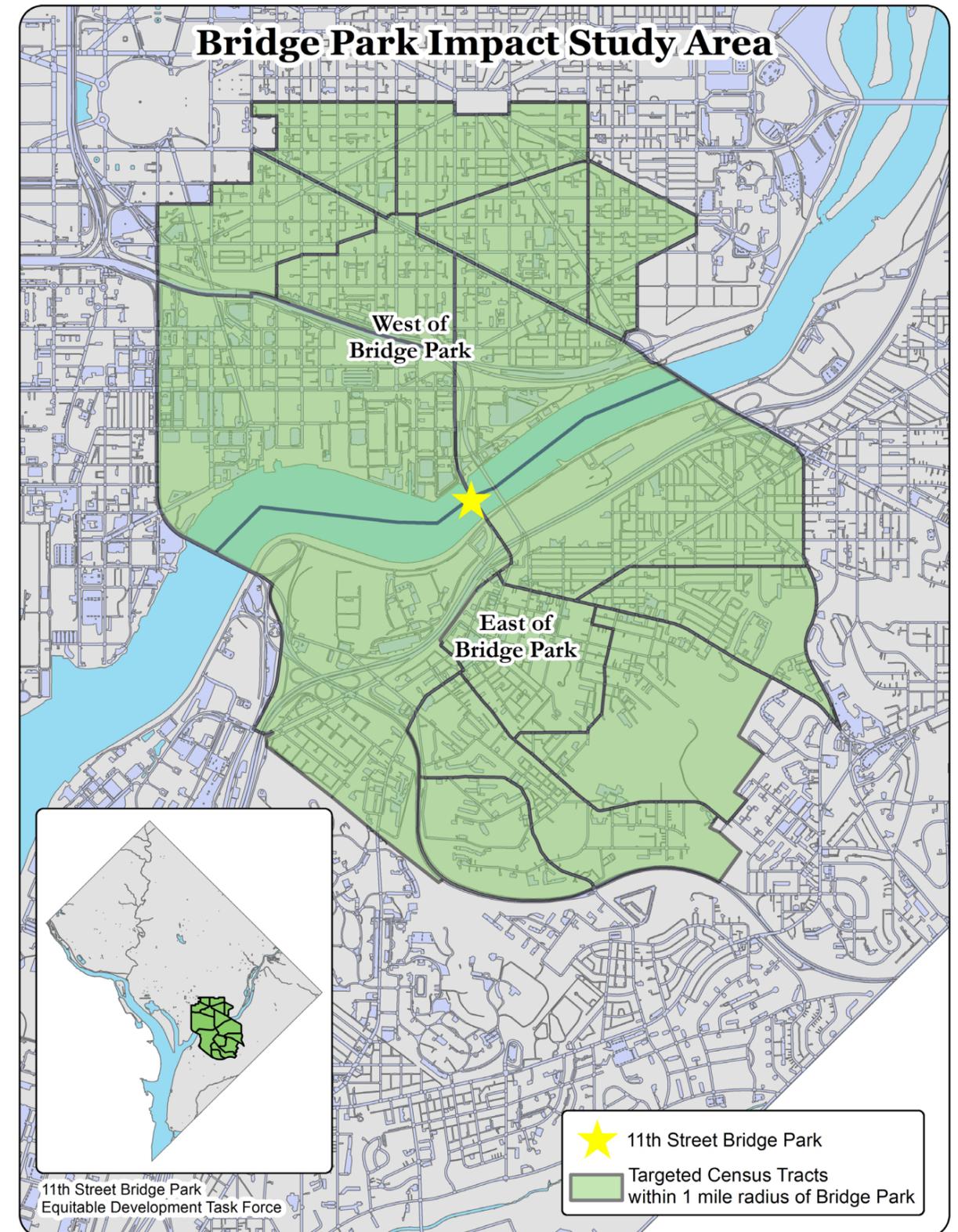


Images courtesy of Becky Harlan Photography

Snapshot of the Bridge Park Impact Area

	West of the Bridge Park Census Tracts	East of the Bridge Park Census Tracts
Population	22,194	21,007
Median Value of Owner-Occupied Housing	\$648,259	\$255,553
Renter Occupied Units	50.24%	73.09%
Unemployment	6.63%	20.71%
Child Poverty	20.46%	53.18%

Source: 2019-2013 American Community Survey data



Workforce Development

A high percentage of residents living adjacent to the 11th Street Bridge Park are either unemployed or not in the labor force. Working collaboratively with the D.C. Government, workforce development organizations, contractors, surrounding communities and workers, the 11th Street Bridge Park will prioritize the hiring of neighborhood residents for job opportunities on the Bridge Park.

Strategy #1:

Ensure that neighboring residents in Wards 6, 7 and 8, as well as harder-to-employ District residents are prioritized in the application process and hired for construction jobs on the Bridge Park.

Create a Community Workforce Agreement (CWA) with local hiring goals and requirements to maximize construction job opportunities on the Bridge Park for surrounding residents, with a special emphasis on harder-to-employ residents. The CWA would specify local hiring goals and requirements of the construction of the Bridge Park that include labor monitoring and reporting systems so that contractors and local businesses are held responsible for goals and requirements. This is a collaborative effort that will include the D.C. Government, workforce development organizations, contractors, the surrounding communities and workers.

The CWA will ensure that jobs on the Bridge Park provide a living wage, as well as prioritize the hiring of surrounding residents and harder-to-employ individuals. The CWA will ensure that First Source hiring practices are implemented, monitored and enforced. The Bridge Park will work with surrounding community-based organizations and other service providers to develop a strategy to recruit nearby residents, provide access to skills training required for available jobs and address any barriers the hard-to-employ may encounter. All contractors and subcontractors working on the Bridge Park will understand and comply with Ban the Box legislation and other workforce legislation (paid sick leave, anti-wage theft, etc.) passed by the D.C. Council. Additionally, the Bridge Park will work with partners to ensure that, when applicable, job opportunities on the construction phases are sustainable jobs that lead to long-term employment.

Strategy #2:

Ensure that neighboring residents in Wards 6, 7 and 8, as well as harder-to-employ District residents, are prioritized in the application process and hired for post-construction jobs on the Bridge Park.

Prioritize and maximize post-construction job opportunities on the Bridge Park for surrounding residents, with a special emphasis on harder-to-employ residents. Working collaboratively with the D.C. Government, workforce development organizations and the surrounding communities, the Bridge Park will ensure that jobs on the Bridge Park provide a living wage, and emphasize the recruitment of surrounding residents and harder-to-employ individuals. The Bridge Park will work with surrounding community-based organizations and other service providers to develop a strategy to address any barriers the hard-to-employ may encounter. All contractors and businesses on Bridge Park will understand and comply with Ban the Box legislation and other workforce legislation (paid sick leave, anti-wage theft, etc.) passed by the D.C. Council. Additionally, the Bridge Park will work with partners to ensure that when applicable, post-construction job opportunities are tapped into a clear system of career pathways and serve as catalysts for marketable job-skills development and long-term employment.

Workforce Development Glossary

Community Workforce Agreement (CWA)

A Community Workforce Agreement (CWA) is a formal, legally binding labor-management agreement that is negotiated between public or private construction end-users, the local Building Trades Council and prime contractors covering specified projects in a geographically defined jurisdiction.

Source: forworkingfamilies.org

Ban The Box Legislation

Legislation passed by the D.C. Council that prohibits “employers from making inquiries into an applicant’s arrests, criminal convictions, or accusations during the initial phases of the hiring process.”

Source: *D.C. Office of Human Rights.*

First Source Employment Program

First Source ensures that city residents are given priority for new jobs created by municipal financing and development programs. Under the law, 51% of all new hires on any government-assisted project or contract between \$300,000 and \$5,000,000 must be District residents.

Source: *D.C. Department of Employment Services.*



Images courtesy of Becky Harlan Photography

Small Business Enterprises

Local small businesses provide wealth-building opportunities and increase job opportunities for residents, as well as enhance the vibrancy and uniqueness of a neighborhood. The 11th Street Bridge Park is committed to supporting new and existing local small businesses surrounding the Bridge Park both directly and through partnerships with economic development organizations and others.

Strategy #1:
Support and nurture a thriving network of small businesses that operate on the Bridge Park following construction.

Establish a kiosk-based food service on the Bridge Park featuring existing and new small businesses from the surrounding the Bridge Park Impact Area. A kiosk-based food service model will allow multiple small businesses that are locally-owned to operate on the Bridge Park and access a wider customer base than they would in their respective neighborhoods. This should include stalls near the café, as well as food carts and perhaps food trucks. Explore partnerships with neighboring established businesses, as well as local commercial kitchens and food incubators, to fill potential kiosk spaces. Also, explore pop up retail opportunities in other areas of the park. Connect kiosk owners with established businesses for mentorship. (Note: kiosk-based food service will be in addition to a stand-alone café on the park.)

Identify locally-owned businesses for specific contracting opportunities to support Bridge Park services. Opportunities could include: construction; landscaping; operations and maintenance (including the maintenance of green infrastructure); cleaning; technology and media support. Prioritize minority and women owned businesses. Link to workforce training strategies where appropriate.

Strategy #2:
Leverage the 11th Street Bridge Park to build and sustain small businesses in the surrounding community.

Build and sustain a community of small businesses through mentorship, entrepreneurial training and partnerships. Connect surrounding small businesses on both sides of the Bridge Park to community non-profits, community development financial institutions, banks / lenders, local business schools and other influencers for technical assistance, access to equity/capital and other support.

Advocate for adaptive vacant city and privately-owned properties East of the Bridge Park that are zoned for commercial use and reuse with local small business tenants. For example, the city is currently considering three different proposals to redevelop two city-owned properties located at the intersection of MLK Avenue SE and Good Hope Road SE called the Anacostia Gateway project. Once the team is chosen, the Bridge Park can advocate for the commercial portion of redevelopments such as this, to include a commitment to local small businesses. Separately, the Bridge Park can advocate for incentives for the redevelopment of privately-owned commercial real estate, to lease to local small businesses.

Partner and support nearby social enterprise and workforce incubator such as ARCH Development's HIVE. Connect incubator for local businesses to adaptive reuse and rehabbed vacant properties surrounding Bridge Park.

Strategy #3:
Ensure the Bridge Park is deeply connected to business corridors on both sides of the Anacostia River.

Improve walkability between the Bridge Park and surrounding commercial corridors. The Bridge Park will directly connect to the commercial corridors on both sides of the park to facilitate pedestrian access to key economic hubs in the Anacostia and Capitol Hill/Navy Yard neighborhoods. Work on streetscape improvements, the addition of Capital Bikeshare stations and installation of public art to remove barriers such as nearby freeway underpasses to ensure easy access to existing and future local businesses.



Images courtesy of OMA+OLIN



Housing

Recognizing that signature parks can increase surrounding property values, the 11th Street Bridge Park is committed to working with partners and stakeholders to ensure that existing residents surrounding the Bridge Park can continue to afford to live in their neighborhood once the park is built, and that affordable homeownership and rental opportunities exist nearby.

Strategy #1:

Collect, organize and disseminate resources and information regarding housing opportunities to residents in the Bridge Park Impact Area.

Partner with city agencies and non-profits to educate and inform residents in the Bridge Park Impact Area early about existing DC legislation, such as the Tenant Opportunity to Purchase Act (TOPA), the District Opportunity to Purchase Act (DOPA) and tenant rights. As a next step, link to community development financial institutions that can provide access to financing opportunities (e.g. earnest money deposit) and legal services providers who can assist with tenant purchase. Additionally, partner with the D.C. Department of Housing and Community Development (DHCD) to conduct outreach to homeowners in the Bridge Park impact area regarding D.C.'s Homestead Deduction, Home Purchase Assistance Program (HPAP), Schedule H credit for low-income households and various senior citizens' property tax assistance programs. Ensure that trainings are located near the Bridge Park so that surrounding residents can easily access financial and homeownership services.

Work with DHCD to promote resident and stakeholder participation in their 5-year Consolidated Plan Update and ensure that language is included in the plan about the re-use of vacant and blighted properties in the Bridge Park Impact Area. The 5-year Consolidated Plan represents the guiding document for DHCD's use of federal funds and will be submitted to the US Department of Housing and Urban Development in 2016.

Promote and partner with D.C.'s Welcome Home East of the River Homeownership Campaign and other homeownership initiatives available to residents living within the Bridge Park Impact Area. The goal of the *Welcome Home East of the River Homeownership Campaign* is to increase the homeownership rate in Wards 7 and 8. As part of this effort, the campaign establishes a homeownership resource center in both wards that provides interested and existing homebuyers support, such as determining mortgage readiness and referrals to homebuyer clubs. The Bridge Park will work to promote the campaign and to ensure that any homebuyer education or trainings provided are located near the Bridge Park so that surrounding residents can easily access financial and homeownership services.

Strategy #2:

Work with city agencies and existing non-profits on strategies to preserve existing affordable housing (rental and ownership) and leverage existing public and private resources to build new affordable housing near the Bridge Park. Coordinate this effort with the Mayor's annual commitment of \$100 million in the Housing Production Trust Fund to increase and preserve affordable housing in the District.

Pursue and secure philanthropic funding for a down payment assistance program modeled after the CityLift Program for MANNA's Hunter Place SE townhomes, a new 12-unit homeownership development located within the Bridge Park Impact Area. Partner with MANNA and provide grant dollars for a down payment assistance program that is tied to specific units within their Hunter Place SE townhomes development. The Bridge Park down payment assistance will be layered on top of HPAP awards to make homeownership financially feasible for lower-income households and provide affordable homeownership opportunities within the Bridge Park Impact Area.

Pursue and secure philanthropic funding for a chapter of MANNA's Home Buyers Club (HBC) for residents living within the Bridge Park Impact Area. MANNA's HBC has prepared many low and moderate income households to become homeowners in D.C. The Bridge Park will work with MANNA to secure funding for a chapter of their HBC to be located within the Bridge Park Impact Area and targeted towards renters currently living within the area.

Pursue a Community Land Trust (CLT) and/or other affordable housing models, prioritizing vacant and blighted properties that are tax delinquent to help create housing opportunities near the Bridge Park (both rentals and access to affordable home ownership) for residents who currently live in the Bridge Park Impact Area. The Bridge Park will advocate and partner with city agencies and those in the affordable housing industry for the creation of a community land trust and/or other housing models that provide affordable housing options near the Bridge Park.

Building off of the Bridge Park's work with MANNA, continue to partner with organizations in the housing industry to increase philanthropic support for affordable housing. Working in partnership with government agencies, non-profits, grassroots organizations, affordable housing developers and affordable housing advocates the Bridge Park will support and join with organizations in the pursuit of private philanthropic funding streams and opportunities for specific projects devoted to affordable housing (rental and homeownership) for residents living near the Bridge Park.

Strategy #3:

Engage and participate in partnerships with those in the housing community to support and advocate for policies that preserve existing affordable housing and spur the creation of new affordable units within the Bridge Park Impact Area.

Partner with D.C. Housing Authority (DCHA) to ensure the Build First model moves forward with DCHA properties near the Bridge Park. The Build First model allows for residents to stay in the close vicinity of their building during redevelopment and is a strategy recommended to be followed in the Southwest Neighborhood Plan, as well as a guiding principle in the City's New Communities Initiative.

(Continued from page 13)

Use the Bridge Park Impact Area as a Pilot for Affordable Housing Preservation Strategy.

Partner with the Department of Housing and Community Development (DHCD) and the DC Preservation Network to explore using the Bridge Park Impact Area as a pilot project for the implementation of recommendations/road map outlined in the DC Preservation Network’s Strategy Report, with a particular focus on TOPA and DOPA. Coordinate work with DHCD’s “Housing Preservation Strike Force” whose goal is to develop the means and money to protect thousands of units of affordable housing that are expected to lose federal subsidies over the next few years.

Work with a broader coalition of affordable housing advocates to push for a change in D.C.’s Comprehensive Plan to ensure a higher percentage of affordable housing is built when zonings are approved. During the pending rewrite of D.C.’s Comprehensive Plan, advocate for a change to tie potential future zoning changes in the Bridge Park Impact Area to increases in affordable units (both ownership and rental.)

Work with CNHED and other affordable housing organizations to advocate annually for the District to continue its strong investment in affordable housing in D.C. The Bridge Park will join in the affordable housing advocacy effort led by CNHED’s Housing For All Campaign, which worked with the Mayor’s office to secure \$100 million in the Housing Production Trust Fund in FY 2016. When applicable, the Bridge Park’s staff will testify and sign-on in advocacy letters that support the production and preservation of affordable housing opportunities in D.C.

Housing Section Glossary

Area Median Income (AMI)

The Area Median Income (AMI) is measure used by housing officials as a basis to determine affordability in housing developments that receive city and/or federal funds. Specifically, AMI measures the median family income in the Washington, D.C. Metropolitan Area, which the District of Columbia, as well as surrounding counties in Maryland and Virginia. D.C.’s Fiscal Year 2015 AMI for a family of four is \$109,200.

A family that qualifies for affordable housing in the District must earn at or below a certain percentage of AMI, depending on the program and unit. While income guidelines vary by program, typical AMI percentages range from 0-30% AMI (extremely low-income), 31-50% AMI (very low-income), and 51-80% AMI (low-income). Below is a chart that outlines current income and rent limits in D.C. for projects receiving funds through the District’s Housing Production Trust Fund (HPTF).

HPTF INCOME LIMITS (EFFECTIVE 3/6/2015)									
2015 D.C. Median Family Income: \$109,200. The Housing Production Trust Fund’s FY 2015 income limits are:									
INCOME BAND	Household size								
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
0-30%	\$22,932	\$26,208	\$29,484	\$32,760	\$36,036	\$39,312	\$42,588	\$45,864	
31-50%	\$38,220	\$43,680	\$49,140	\$54,600	\$60,060	\$65,520	\$70,980	\$76,440	
51-80%	\$61,152	\$69,888	\$78,624	\$87,360	\$96,096	\$104,832	\$113,568	\$122,304	
	0-30%		31-50%			51-80%			
Efficiency	\$573		\$955			\$1,528			
1 Bedroom	\$655		\$1,092			\$1,747			
2 Bedroom	\$737		\$1,228			\$1,965			
3 Bedroom	\$819		\$1,365			\$2,184			
4 Bedroom	\$900		\$1,501			\$2,402			
5 Bedroom	\$982		\$1,638			\$2,620			

Community Land Trust (CLT) and Permanently Affordable Homeownership

While there are many forms of a Community Land Trust, in general, CLTs are non-profit organizations—governed by a board of CLT residents, community residents and public representatives—that provide lasting community assets and permanently affordable housing opportunities for families and communities.

Permanently affordable homeownership programs invest public funding into a property in order to make home purchase affordable for a family of modest means. The organization supports the residents to attain and sustain homeownership. In return, the homeowner agrees to sell the home at resale-restricted and affordable price to another lower income homebuyer in the future. Consequently, the homeowner is able to successfully own a home and build wealth from the investment, while the organization is able to preserve the public’s investment in the affordable home permanently to help family after family.

Source: CLT Network.

District Opportunity to Purchase Act (DOPA)

The District Opportunity to Purchase Act (DOPA) is a D.C. law that gives the D.C. government the right to purchase a building with the goal of maintaining the affordability of existing affordable rental units and increasing the total number of affordable units. The Department of Housing and Community Development (DHCD) is currently writing the regulations regarding this law.

Homestead Tax Deduction

The Homestead Tax Deduction is a benefit that reduces your real property’s assessed value by \$71,400 prior to computing the yearly tax liability. Source: D.C. Office of Tax Revenue.

Housing Production Assistance Program (HPAP)

The Home Purchase Assistance (HPAP) program provides interest-free loans and closing cost assistance to qualified applicants to purchase single family houses, condominiums, or cooperative units. The loan amount is based on a combination of factors, including income, household size and the amount of assets that each applicant must commit towards a property’s purchase. Source: DHCD.

Housing Production Trust Fund (HPTF)

The Housing Production Trust Fund (HPTF) provides loans and grants to both nonprofit and for-profit developers of affordable housing in the District of Columbia, for new construction and preservation. Source: CNHED and D.C. Office of Tax Revenue.

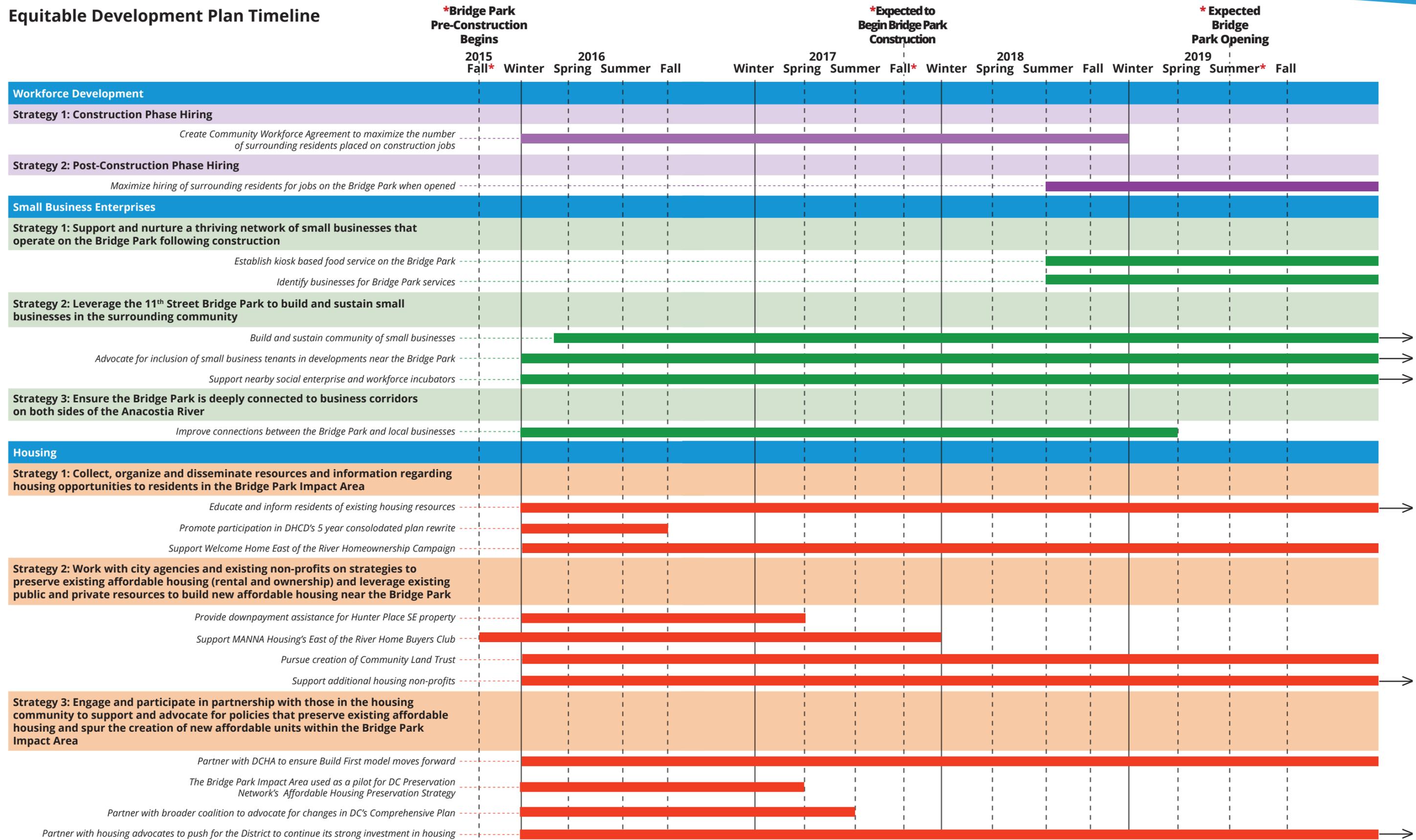
Tenant Opportunity to Purchase Act (TOPA):

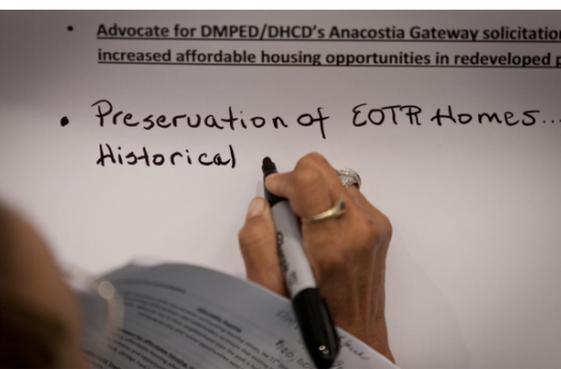
The Tenant Opportunity to Purchase Act (TOPA) is a D.C. law that gives residents the first right to purchase their building if the owner plans on selling, demolishing, or discontinuing its use as rental housing. The primary purposes of TOPA, as explicitly listed in law, include the preservation of affordable housing, the creation of affordable homeownership opportunities, and protection from displacement.



Image courtesy of MANNA, Inc

Equitable Development Plan Timeline





Equitable Development Participants

In the fall of 2014, Bridge Park staff invited a number of experts to form a core Equitable Development Task Force to help shape the Bridge Park's Equitable Development Plan and convene a series of stakeholder and neighborhood meetings. Over the past year, five large meetings were held. We would like to thank the Task Force for sharing their considerable time and expertise.

The following individuals provided valuable feedback.

Equitable Development Task Force

Kimberly Driggins, formerly D.C. Office of Planning
 Carla Harris, Ward 8 Workforce Development Council
 Adam Kent, LISC DC
 Sakina Khan, D.C. Office of Planning
 Scott Kratz, 11th Street Bridge Park
 Ed Lazere, DC Fiscal Policy Institute
 Irfana Jetha Noorani, 11th Street Bridge Park
 Peter Tatian, Urban Institute
 Brett Theodos, Urban Institute

Housing

Stanley Augustin, formerly MANNA Housing
 Richard Auxier, Urban Institute
 David Bowers, Enterprise Community Partners
 Jennifer Bryant, ONE DC
 Robert Burns, City First Homes
 Joel Cohn, D.C. Office of the Tenant Advocate
 Maribeth Delorenzo, D.C. Department of Housing and Community Development
 Norton Francis, Urban Institute
 Asmara Habte, D.C. Housing Authority
 Ramon Jacobson, LISC DC
 Michael Kelly, formerly D.C. Department of Housing and Community Development
 Akaii Lineberger, Fairlawn Citizens Association & Office of the Chief Technology Office
 Kirsten Oldenburg, Capitol Hill ANC 6B Chair
 Mark Perlman, Community Land Trust Network
 Art Rodgers, D.C. Office of Planning
 Sarah Scruggs, MANNA Housing
 Chris Shaheen, D.C. Office of Planning
 David Tisel, City First Homes

Workforce Development

Mary Abe, Anacostia Watershed Society
 Andre Banks, Forest City Washington
 Denise Fairchild, Emerald Cities
 Andy Finke, D.C. Central Kitchen
 Terry Flood, Jubilee Jobs
 Kim Ford, University of the District of Columbia
 Tim Hampton, Washington Area Community Investment Fund
 Carla Harris, Ward 8 Workforce Development Council
 Ann Honious, National Park Service
 Drew Hubbard, D.C. Department of Employment Services
 Celeste James, Kaiser Permanente
 Dwane Jones, University of the District of Columbia
 Jamie Kamlet, Academy of Hope
 George Koch, ArtoMatic & Center for the Creative Economy
 Dawnn Leary, Community Foundation
 Robert Lipnick, Real Estate & Hotel Investor
 Perry Moon, Far Southeast Strengthening Collaborative
 Dayvie Paschall, SKANSKA
 Quinn Pregliasco, LISC DC
 Andrew Rogers, Workforce Investment Council
 Noel Tieszen, Skyland Workforce Center

Small Business Enterprises

Ted Archer, D.C. Department of Small and Local Business Development
 Tabitha Atkins, City First Bank of DC
 Evette Banfield, Coalition for Non-profit Housing and Economic Development
 Bruce DarConte, Near Southeast Community Partners
 Kate Taylor Davis, ARCH Development Corporation
 Tim Flanagan, Washington Area Community Investment Fund
 Tony Ford, Anacostia Economic Development Corporation
 Sakina Khan, D.C. Office of Planning
 Richard Layman, Urban Revitalization Blogger
 Harold Pettigrew, Corporation for Enterprise Development
 Graylin Presbury, Fairlawn Citizens Association
 Jonas Singer, Union Kitchen
 Amanda Stevenson, Anacostia Economic Development Corporation
 Charles Wilson, R.E.E.L., Historic Anacostia Block Association
 Lavar Youmans, Deputy Mayor's Office for Planning and Economic Development
 Patricia Zingsheim, D.C. Office of Planning

Participants who attended Equitable Development public meetings in June and October, 2015 include:

Shahara Anderson-Davis	Lital Ehrlich	Keiko Kuykendall	Aaron Sessions
Anitra Androh	Jim Epstein	Cole Leiter	Sandra Silva
Tanya Bawa	Janel Fitzhugh	Rebecca Lemos-Otero	Steve Shaff
Buwa Binitie	Kymone Freeman	Abby Lynch	Dan Smith
Gerald Booker	Marvin Gay	Shanel Mackall	Duane Talley II
Tina Boyd	Edward Grandis	Chickaro Martin	Greg Teasley
Katharine Bray-Simons	Omar Hakeem	Patrick McAnaney	Clifford Waddy
Freddy Campbell	Natasha Hilton	Jerome Morgan	Michele Ward
Jacqueline Canales	Annie Hodges	Mary Morrison	Kia Weatherspoon
Ruth Caplan	Dominic Homac	Gloria Nauden	Deborah Wells
Christian Carter	Julia Hustwit	Phil Panell	Dave Wethington
Helen Chason	Dara Johnson	James Peterson	Robert Williams
Bruce DarConte	John Johnson	Helen Rader	Rolanda Wilson
Diag Davenport	Pamela Johnson	Tiffany Rogers	Debbi Winsten
Dale Denton	Van Johnson	Rajan S.	Catherine Witt
Somala Diby	Nate Klass	Jim Schulman	Angela Zimmermann
Constantine Dixon	Suzy Kelly	Betty Scippio	
Angela Dyson	Arianna Koudounas	Sarah Scruggs	



The Equitable Development Plan is supported by:



This plan was first presented on November 5, 2015 at the City First Community Development Finance Conference hosted by:



For more information about the 11th Street Bridge Park please visit www.bridgepark.org or e-mail info@bridgepark.org



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