

Market Analysis to Determine the Suitability of Barracks Row for Additional Restaurant Uses



Jon Stover & Associates, LLC

www.stoverandassociates.com

585.773.8619

Consultant: Jon Stover

jstover@stoverandassociates.com

Purpose

- Some neighborhood residents and ANC6b representatives in the Barracks Row area have expressed concern over plans for additional restaurant development on 8th Street SE in Washington, DC's Capitol Hill neighborhood
- Other neighborhood residents and local ANC representatives have expressed strong support for additional restaurant development
- This study was commissioned by Barracks Row Entertainment, LLC and was conducted under the supervision and support of Barracks Row Main Street, a nonprofit Main Streets organization charged with revitalizing 8th Street SE as a vibrant commercial corridor benefiting the broadest possible local community.
- The purpose of this study is to (a) identify and quantify neighborhood attitudes regarding commercial activity on Barracks Row and (b) to determine the suitability of additional restaurant uses in Barracks Row

The Approval of Liquor Licenses Has Begun to Meet Some Opposition

- Over the last three years, Barracks Row has seen a spike in ABRA liquor license applications. On a street where just a few years ago most dining options were take-out establishments, sit down restaurants and sidewalk cafes have become common.
- As a result of the increase in restaurant patrons, the Row has experienced anticipated issues with parking, noise, and other urban issues.
- This has led some members of the community to say that restaurant density has reached a “tipping point” and call for a moratorium on new liquor licenses.

Research Methodology

- The Barracks Row market study assessed Barracks Row's suitability for additional restaurants by evaluating two primary factors:
 1. A comparison of Barracks Row to other DC commercial corridors to understand what typically determines whether a neighborhood is oversaturated with restaurants and at what points comparable neighborhoods enact restaurant restrictions
 2. A survey of local residents to objectively understand and quantify resident attitudes toward the existing conditions in the neighborhood and toward potential future restaurant growth

Report Format

- Brief Summary of Findings
- Barracks Row Background and Existing Conditions
- Neighborhood Comparisons and Case Studies
- Community Survey
- Findings and Conclusion
- Appendix

Summary of Findings: Barracks Row is Suitable for Additional Restaurant Uses

- The existing transportation access, demographics, zoning, and building stock can support additional restaurant uses.
- Barracks Row is significantly less saturated with restaurant uses and liquor licenses than the four DC neighborhoods with liquor license moratoriums
- Barracks Row does not have the widespread community support that would be necessary create a new (or expand its current) zoning overlay district
- 70% of the greater Capitol Hill community has a preference for additional restaurants on Barracks Row
- Primary resident concerns over an increase in restaurants relate to noise and parking. Those within one block of Barracks Row believe additional restaurants will make these aspects worse. Those two blocks from the Row are more mixed, but still feel some of the negative externalities. Residents three or more blocks are largely unaffected by additional restaurants.
- People would like to see a greater variety of restaurant offerings and a much greater number and variety of retail and service offerings
- The best way to promote a healthy relationship between Barracks Row residents and restaurants is through improved parking, especially in the underutilized lots to the south of the Row

Barracks Row Existing Conditions

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Barracks Row is a Six-Block Stretch of S 8th Street SE in the Capitol Hill Neighborhood in Southeast DC



Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Barracks Row Consists Primarily of Commercial Land Uses and Zoning Allows for Low to Medium Density Development

Existing Land Use:

Existing Land Use



- 8th Street is bordered primarily by one- to three-story commercial land uses. Most properties located off of 8th Street consist of two- or three-story residential townhouses or apartments.
- Aside from blocks with government uses, parcels facing 8th Street are zoned as commercial.
- 8th Street north of the Southeast Freeway is zoned **C-2-A**
 - **Permits matter-of-right low density development**, including office employment centers, shopping centers, medium-bulk mixed use centers, and housing (max building height: 50 feet)
- 8th Street south of the Southeast Freeway is zoned **C-3-A**
 - **Permits matter-of-right medium density development**, with a density incentive for residential mixed-use development (max building height: 65 feet)

SOURCE: DC Office of Planning website
<http://planning.dc.gov/DC/Planning>

An Overlay District Restricts Restaurants from Occupying More Than 50% of Street Frontage on Four Blocks South of the Freeway



The Eighth Street Southeast Neighborhood Commercial Overlay District

- Location : Four blocks along Eighth Street, S.E., near the entrance to the Navy Yard
- Stated Purpose:
 - (a) To encourage neighborhood-serving retail and service businesses close to the Navy Yard
 - (b) To encourage medium-density commercial development while restricting building heights to respect the historic scale of the buildings and entrance to the adjacent Navy yard
 - (c.) To improve access to retail and other businesses by providing safe and efficient pedestrian movement
- **Limitations:**
 - **Restaurants, fast food establishments, and prepared food shops may occupy no more than fifty percent (50%) of the linear street frontage** within the ES Overlay District, as measured along the lots that face designated roadways in the ES Overlay District of which up to half (1/2) of the fifty percent (50%) of the linear street frontage shall only be occupied by fast food establishments.

SOURCE: DC Office of Planning website
<http://planning.dc.gov/DC/Planning>

Barracks Row is Adjacent to Numerous Government Land Uses, Including its Namesake, the Marine Barracks Along 8th Street



- The Barracks Row neighborhood is home to numerous public sector uses, including:
 - The Southeast DC Public Library Branch across from the Eastern Market metro stop
 - The John Tyler Public Elementary School, just two blocks off of the Main Street
 - The DC Navy Yard is the southern boundary of the Barracks Row Main Street
 - Four blocks of Marine Barracks (oldest post in US Marine Corps, Nat’l Historic Landmark)
- While highly visible, the Marine Barracks and Navy Yard have little interaction with much of the neighborhood
- Aside from the Navy and Marines, other neighborhood stakeholder organizations include
 - ANC6b (subareas 02, 03, 04, and 05)
 - Barracks Row Main Street
 - Capitol Hill Chamber of Commerce (CHAMPS)
 - Capitol Hill Business Improvement District
 - Capitol Riverfront Business Improvement District
 - Capitol Hill Retail Mix Task Force

Barracks Row Has Experienced A Dramatic Revitalization Over the Last Ten Years

Barracks Row history:

A Thriving Commercial District: In 1801 the site chosen by Thomas Jefferson as post for the Marine Corp to protect the Navy Yard and U.S. Capitol. The neighborhood flourished for years as Washington developed, and 8th Street became host to successful markets and restaurants, particularly oyster houses.

Twentieth Century Changes: After WWII, jobs were lost in the Navy Yard as ammunition production ceased and suburban flight began to erode many neighborhoods throughout the District of Columbia, including Barracks Row. The construction of the SE Freeway over 8th Street bisected Washington's oldest commercial corridor in 1962. The riots following the assassination of Martin Luther King, Jr. in 1968 caused damage to several buildings on Barracks Row. Widespread looting caused many shop owners to close, never to return. The economic and physical condition of the neighborhood deteriorated.

Revitalization: In the early 1990's local merchants founded the Barracks Row Business Alliance with the intention of revitalizing the area, and Main Street Barracks Row was formed at the end of the decade with the same purpose. In 2005 DDOT completed a comprehensive streetscape project that replaced sidewalks, curbs, and the roadbed along 8th Street. In addition to Clean & Safe programs, small business technical assistance, and a comprehensive business recruitment strategy, Barracks Row saw a revitalization that has won the National Main Street Award, among other accolades. **Between 1999 and 2009 51 building facades were restored and 43 new businesses opened. Property values have risen dramatically, as have the rents landlords can command for their buildings¹.**

Recent Conditions: Over the last three years, Barracks Row has seen a spike in ABRA liquor license applications. On a street where just a few years ago most dining options were take-out establishments, sit down restaurants and sidewalk cafes have become common. As a result of the increase in restaurant patrons, the Row has experienced anticipated issues with parking, noise, and other urban issues.

SOURCE: Barracks Row Main Street (1Streetscape Case Studies, IBI Group, March, 2009)

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Barracks Row Physical Characteristics



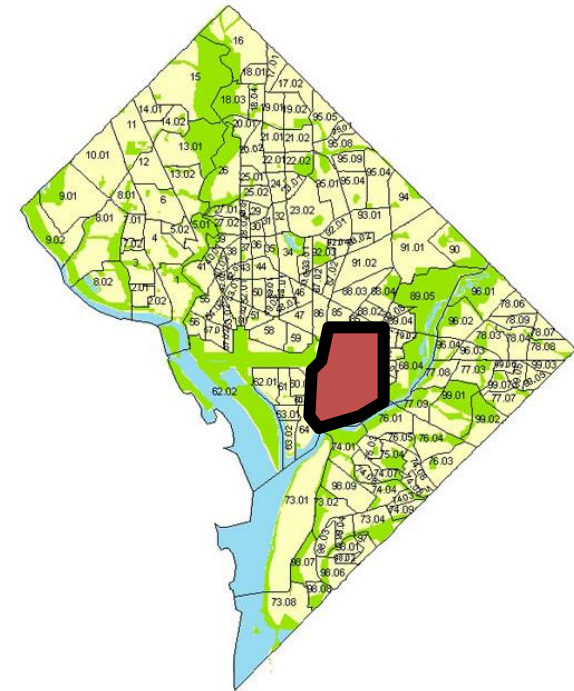
Barracks Row Physical Characteristics

- Most buildings retain a Federal style architecture, and brick facades are common throughout
- The historic nature of the row is preserved through consistent architecture, building scale, and building restoration
- The wide sidewalks and 2- to 3-story building heights create a pedestrian scale
- Ample lighting and high levels of pedestrian traffic creates a safe pedestrian environment



The Barracks Row Neighborhood¹ Is Young, Wealthy, and Has a Substantial Amount of Disposable Income

- **The neighborhood is densely populated:** 74,000 people live within a one-mile radius of the Row
- **The neighborhood is wealthy:** the median household income of area residents is \$77,679 (DC median household income: \$58,553)
- **Housing is expensive:** the average housing price is \$461,000
- **Residents are young:** the average age is about 35 years
- **Household sizes are small:** the average household size is 2.14 (national average: 2.7)
- **There are many renters:** 53% are owners and 47% renters



¹ Defined by the Wander Group as zip codes 20003 and 20004, an area that ranges east-west from the Anacostia River to Capitol Street, and north-south from Approximately T Street NE to the Anacostia River.

SOURCE: Wander Group Market Analysis for Barracks Row, Spring 2009; US Census Bureau, 2009 data

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

70 to 80 % of Barracks Row Retail and Restaurant Customers are From the Capitol Hill Neighborhood

- 70-80% of Barracks Row shoppers and restaurants patrons are from Zip Codes 20002 and 20003 (the Capitol Hill area)
- The secondary trade area, capturing approximately 10% of customers, is within approximately 3 miles of Capitol Hill in Wards 5, 7 and 8 (Near Northeast and East of the River). Very few other zip codes were substantial; none had more than 4% of customers.
- The age range of visitors is predominantly 25-44, but the corridor has customers of all ages. This is age group has a high disposable income, often spent on dining, entertainment, and non-basic specialty items.

SOURCE: Wander Group Market Analysis for Barracks Row, Spring 2009

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

There are 159 Tenants on Barracks Row



Tenants on northern half of Barracks Row (restaurants in purple)

Total Barracks Row / 8th Street Tenants:

	Category	Total Number	Total Percent
1	Residential	25	16%
2	Professionals, Non Profits, Not Open to Public	51	32%
3	Serving Food Alone (13) or Food with Alcohol (21)	34	21%
4	Service Providers	24	15%
5	Tangible Goods	18	12%
6	Vacant	7	4%
	Total:	159	100%



Tenants on southern half of Barracks Row (restaurants in purple)

SOURCE: BRMS Market Analysis and Needs Assessment , February, 2011

There are Seven Types of Liquor Licenses in DC; Three Exist on Barracks Row

Type of Liquor License	Description	Number on Barracks Row
On-Premise Retailer	Establishments where alcohol may only be consumed on premise	21
<i>Restaurant License (CR)</i>	45%+ of revenue generated by food	(15)
<i>Tavern License (CT)</i>	Food sales not required	(6)
<i>Nightclub License</i>	Entertainment endorsement	-
Off-Premise Retailer	Liquor stores and grocery stores	1
ABC Manager	Manages ABC establishments	-
Wholesaler	Sells to other DC licensees for resale	-
Caterer	Sells and serves alcohol at catered events	-
Solicitor	Sells on behalf of vendor	-
Temporary	Temporary license for special events	-

SOURCE: Barracks Row Main Street Liquor License Guide, February 2011

Twenty-Two Establishments Have Liquor Licenses and Five Additional Licenses are Pending

Type of Liquor License	Licensees	Number Existing	Number Pending
Restaurant License (CR)	Capitol Hill Tandoor, Café 8, Banana Café, Chesapeake Room, Trattoria Alberto, Ted's Bulletin, Belga Café, Fusion Grill, Las Placitas, Senart's Oyster House, Matchbox, Starfish Café, Molly Malone's, The Ugly Mug, Zest Bistro, Pacificos, Nooshi, Moby Dick's	17	1
Tavern License (CT)	Old Siam*, Jordan's 8*, Phase 1, Cava*, Lola's*, Bachelor's Mill / Back Door Pub, 8 th Street Bar & Grill, Bavarian Beer Garden (*function as a restaurant)	6	2
Off-Premise Retailer	Chat's Liquors	1	0
	TOTAL:	24	3

NOTE: Nooshi, Moby Dick's, and Bavarian Beer Garden have received liquor license approval but have yet to be constructed

SOURCE: Barracks Row Main Street Liquor License Guide, February 2011

Current and Proposed Restaurant Uses Combine for 22.6% of Ground Floor Frontage on Barracks Row

Street Section on 8 th Street SE	Restaurant Frontage (in feet)	Full Applicable Frontage (in feet)	% Restaurants (by frontage)
Block 1 West (D St to E St SE)	140.5	295	48%
Block 1 East (D St to E St SE)	124	279	44%
Block 2 West (E St to G St SE)	184.5	431.5	43%
Block 2 East (E St to G St SE)	131	415.5	32%
Block 3 West (G St to I St SE)	121	605	20%
Block 3 East (G St to I St SE)	0	621	0%
Block 4 West (I St to Virginia Ave SE)	0	285	0%
Block 4 East (I St to Virginia Ave SE)	0	295	0%
Block 5 West (Virginia Ave to L St SE)	90	138	65%
Block 5 East (Virginia Ave to L St SE)	0	103	0%
Block 6 West (L St to M St SE)	0	260	0%
Block 6 East (L St to M St SE)	95.5	186	51%
TOTAL:	886.5 feet	3914 feet	22.6%

NOTE: Calculations include all street frontage excluding public right-of-way space, as per the street frontage calculation method used by DC's overlay districts

SOURCE: Calculations are estimates based on frontage widths via DC Office of Zoning Map Application , <http://atlas.dcoz.dc.gov/DCZoningMap/>

An Opportunity Exists to Encourage Additional Use of Parking Spaces Underneath the Freeway

- The Southeast Freeway acts as a physical and psychological barrier to the commercial activities on much of Barracks Row, despite its close proximity.
- However, there is opportunity for increased usage of this parking, and this can serve to alleviate some of the parking concerns in the Barracks Row neighborhood.
 - The recent installation of street lighting underneath the freeway overpass has made passing underneath the bridge safer and more comfortable at night.
 - A mural has been proposed to be installed underneath the bridge, which could enhance the pedestrian experience when walking underneath the overpass
 - The proposed Belgian Beer Garden development may bring more pedestrian and vehicular traffic to the southern end of Barracks Row. Once people have more reason and experience walking underneath the underpass, they will become accustomed to parking south of it.
- Valet parking is another contentious issue on Barracks Row, as residents have experienced increased competition for parking spaces with valet drivers. By redirecting their valet parking to the areas underneath and south of the freeway, restaurants may find ample available parking space without upsetting area residents.



Under-highway lot, 7:15 pm on Friday, February 25 (6 of 54 spaces occupied)



7th Street under-highway parking, 7:15 pm on Friday, February 25 (1 of 14 spaces occupied)

Retail Mix Taskforce for Capitol Hill Opposes Liquor License Moratorium for Barracks Row

- **CHAMPS (the Capitol Hill Chamber of Commerce) spearheaded the creation of a new committee called the “Retail Mix Taskforce for Capitol Hill” in spring 2010.**
- The Taskforce was charged with considering the range of options available, and to formulate interim and long term strategies to address problems associated with achieving a retail mix for the commercial corridors in ANC6b.
- **The Taskforce is comprised of representatives of 14 neighborhood businesses and community groups in the Eastern Market Metro area – including ANC6b, Barracks Row Main Street, and Capitol Hill BID.**
- **The Taskforce reached a consensus numerous short term recommendations, including:**
 - That the ANC not pursue a liquor license moratorium for Barracks Row.
 - That the ANC communicate to city officials in the strongest terms, its support for strengthening and enforcing Voluntary Operating Agreements entered into by businesses, and to urge that there be repercussions for non-compliance.
 - That the ANC develop some set of guidelines to use when evaluating new liquor license applications
 - That the ANC coordinate with Councilmember Wells and DDOT to perform a parking study that expands upon the Performance Parking Program.
 - That the ANC work with Barracks Row Main Street and DDOT to promote the parking lot under the freeway, and to encourage its use for Barracks Row employees and for valet parking.
 - That the ANC strongly encourage Capitol Hill BID to more aggressively intervene regarding management of public space and help solve parking, noise and public safety issues.
 - There was also a consensus to remain silent on the issue of over concentration of restaurants and bars, deferring to those involved in the rewrite of the zoning laws which could address that issue.
 - The further consensus was to refer recommendations for long term implementation such as tax incentives, overlays, acquisition and management or non-restaurant retail property, etc., to the CHAMPS Taskforce on Retail Mix.

SOURCE: Easter Market Metro Community Association (www.emmcablog.org)

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Retail Mix Taskforce for Capitol Hill Opposes Liquor License Moratorium for Barracks Row

- The Taskforce then moved to consider a set of principles to recommend to the ANC to use when evaluating ABC applications. Consensus was reached on the following:
 - Applications will be reviewed against the best standards now in place for restaurants and retailers.
 - Liquor licenses for restaurants will be given preference over licenses for bars and taverns.
 - Applicants for liquor licenses should expect to provide a management plan that addresses the potential for negative impact on near-by residents and the community in general, including:
 - Closing hours; seating capacity; proper maintenance of the area surrounding the establishment, including entrances and exits, outdoor seating, sidewalk and dumpster areas; parking for staff and patrons; control of noise levels inside and outside the establishment, including disposal of trash; and control of loitering within the establishment's immediate area.

SOURCE: Easter Market Metro Community Association (www.emmcablog.org)

Background

**Existing
Conditions**

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

SWOT Analysis: Barracks Row's Existing Conditions Are Suitable for Additional Restaurant Uses

	Strengths	Weaknesses	Opportunities	Threats
Location	<ul style="list-style-type: none"> • Large neighborhood populations leads to high restaurant demand • Proximity to Navy Yard and Barracks creates unique, historic environment 	<ul style="list-style-type: none"> • Limited parking • Negative community perception of parking 	<ul style="list-style-type: none"> • Parking improvements, use of lots and street parking to south • Continued momentum of revitalization 	
Access	<ul style="list-style-type: none"> • Fantastic vehicular, public transit, and walking access • Easily accessible from DC, VA, and MD 	<ul style="list-style-type: none"> • Limited parking • Pervasive negative perceptions toward parking availability 	<ul style="list-style-type: none"> • Strong opportunity for increased utilization of parking under/south of freeway overpass 	<ul style="list-style-type: none"> • Restaurant valet parking occasionally uses restricted resident-only street parking
Demographics	<ul style="list-style-type: none"> • Young, wealthy residents are prime restaurant demographic 	<ul style="list-style-type: none"> • Some residents who resided in area before influx of restaurants may dislike affect on area 	<ul style="list-style-type: none"> • Future residents may move to neighborhood largely because of restaurant concentration 	<ul style="list-style-type: none"> • Homeowners who lived in area before revitalization may not support additional restaurants
Physical Environment	<ul style="list-style-type: none"> • Strong existing aesthetics • Existing bldg. footprints support restaurant uses 	<ul style="list-style-type: none"> • Freeway acts as barrier • Southern end viewed as less desirable, less safe 	<ul style="list-style-type: none"> • Improved access, aesthetics, and parking under fwy and to south 	<ul style="list-style-type: none"> • Freeway could impede redevelopment of the southern end of 8th St
Zoning and Land Use	<ul style="list-style-type: none"> • Existing zoning supports additional restaurant usage 	<ul style="list-style-type: none"> • Marine Barracks & fwy create dead zones on ST 	<ul style="list-style-type: none"> • Restaurant usage well under BR overlay limit 	<ul style="list-style-type: none"> • Possibility for add'l restaurant restrictions
Other	<ul style="list-style-type: none"> • Stakeholders such as the Retail Mix Task Force and BRMS are opposed to a moratorium 		<ul style="list-style-type: none"> • Opp. to continued BR's redevelopment trend 	<ul style="list-style-type: none"> • Potential decline of retail and services on BR

Neighborhood Comparisons

Background

Existing
Conditions

**Neighborhood
Comparisons**

Community
Survey

Findings

Appendix

JS&A

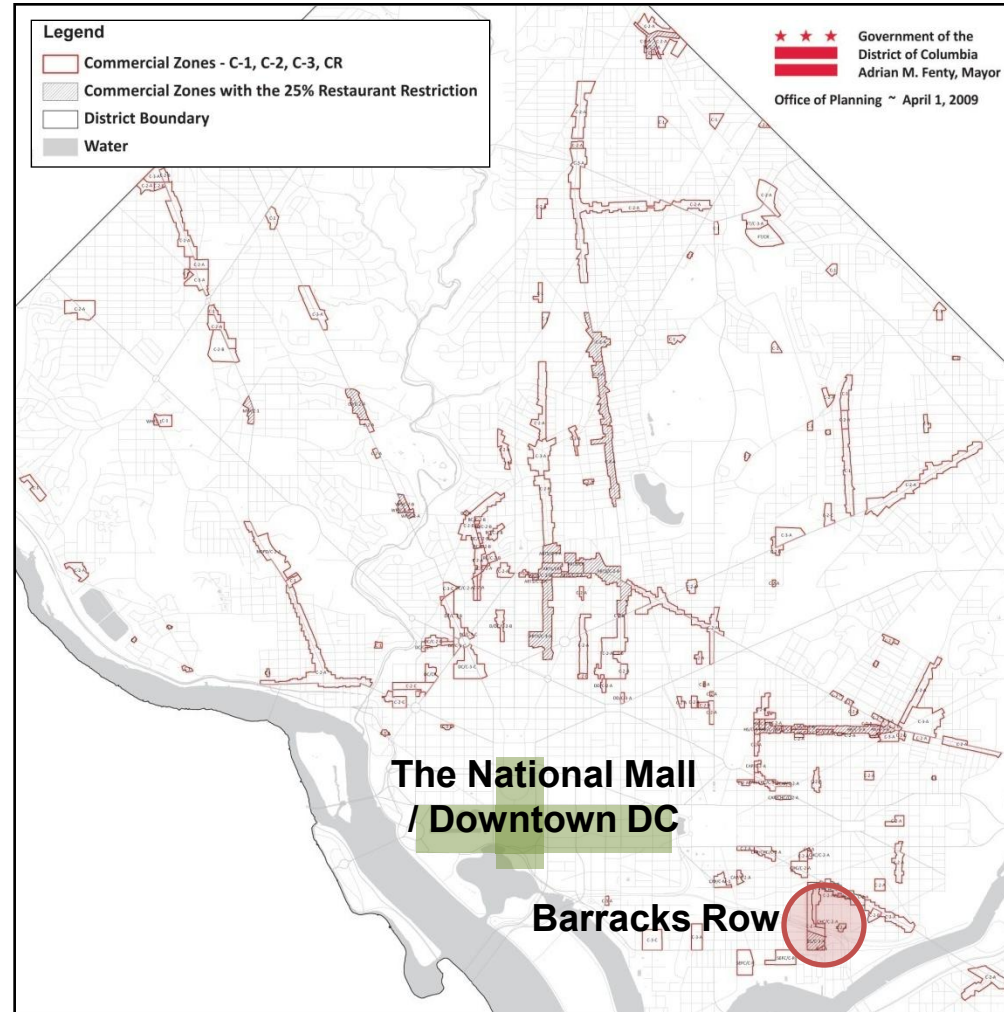
The Purpose of the Neighborhood Comparisons Analysis is to Identify When and Where Restaurant Restrictions Are Used in DC

Purposes of the Neighborhood Comparisons Analysis:

- Identify the types of restaurant restrictions and their frequency of use
- Identify the criteria used to evaluate whether restaurant restrictions are appropriate in comparable commercial corridors to Barracks Row
- Understand the typical “tipping point” as to when comparable neighborhoods enact restaurant restrictions
- Use these comparisons to understand whether Barracks Row is “oversaturated” with restaurant uses relative to other commercial cores

There are Dozens of Commercial Corridors in Washington, DC

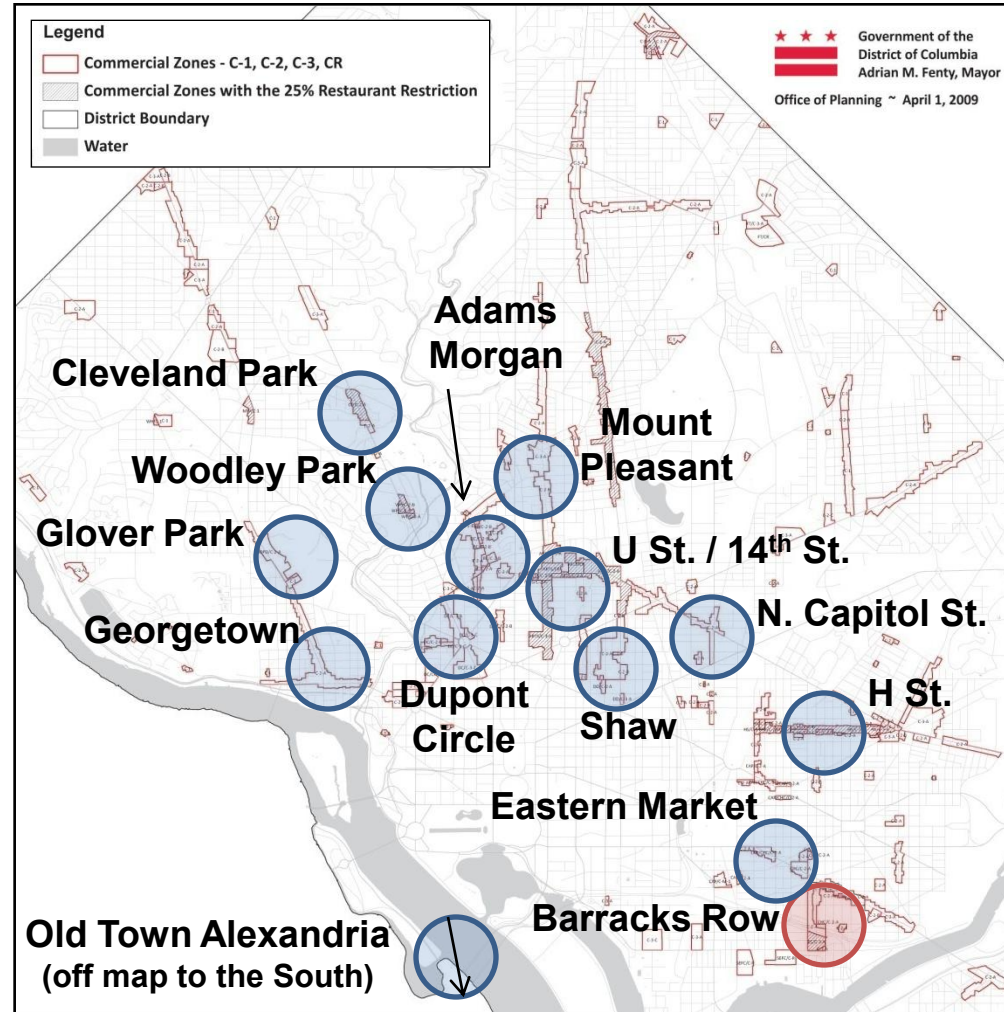
- The commercial corridors most similar to Barracks Row in building scale, density, access, housing types, and restaurant offerings primarily lie close to – but just outside of – downtown DC.



13 Commercial Corridors Were Identified As Being Most Comparable to Barracks Row

Comparable neighborhoods were selected based on showing resemblance to Barracks Row with the following characteristics:

- Types of commercial offerings
- Transportation access
- Proximity and access to downtown DC
- Commercial building typology
- Residential building typology
- Building density
- Street and streetscape characteristics



Aside from Standard Zoning, There Are Two Types of Restaurant Restrictions in DC




Liquor Moratorium

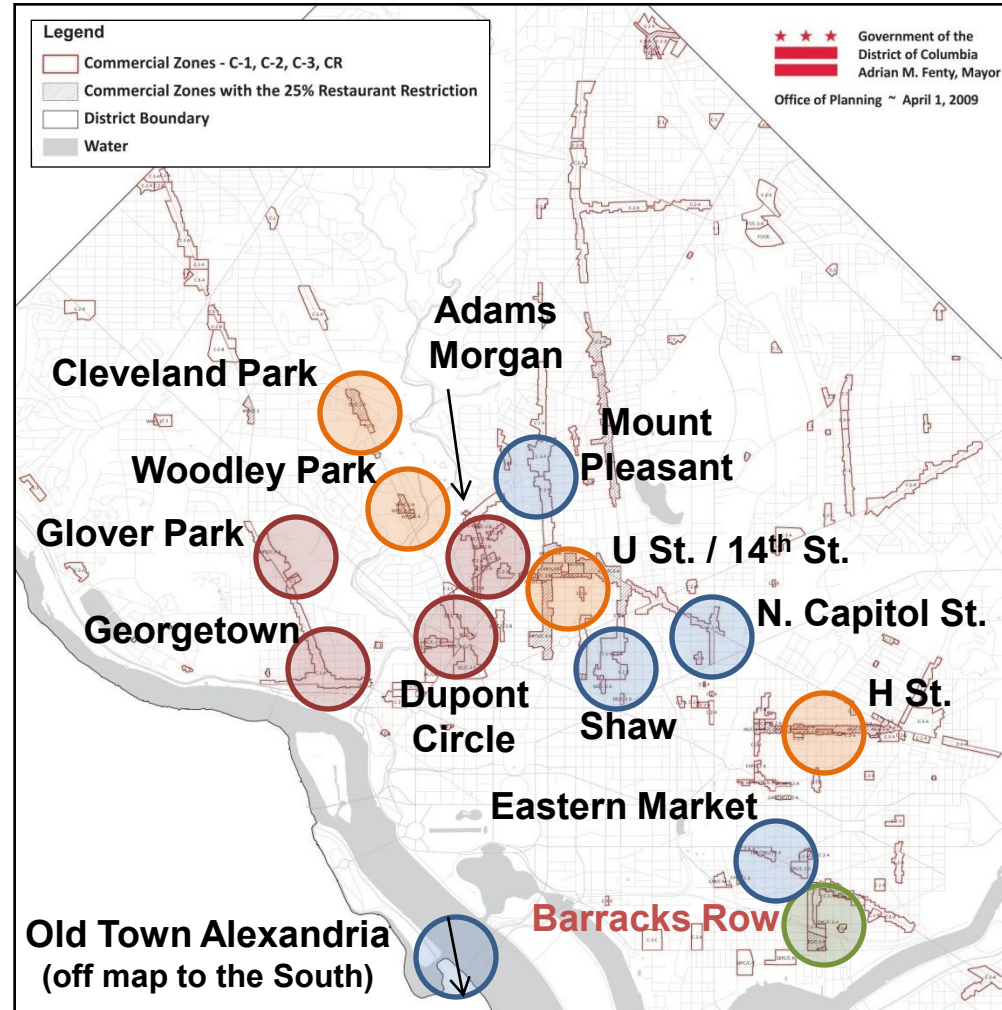
- Restricts the number of liquor licenses issued in a particular area
- Implemented by the Alcohol Beverage Regulation Administration (ABRA)
- Testimony and support from neighborhood ANC, business owners, residents, and other stakeholder organizations is typically used as primary criteria by ABRA to determine suitability for a liquor moratorium or amendment of an existing liquor moratorium
- There are currently four neighborhoods with liquor moratoriums in Washington, DC:
 - Georgetown
 - Adams Morgan
 - Dupont Circle
 - Glover park

Overlay Districts

- Overlay districts provide additional restrictions to the built environment to supplement the existing zoning in an area, and may address, but is not limited to, permissible land uses, the quantity or ratio of particular land uses, building height or scale, setbacks and lot restrictions, etc.
- Overlay districts are implemented by the DC Office of Zoning
- Testimony and support from neighborhood ANC, business owners, residents, and other stakeholder organizations (often all as part of an “overlay review committee”) is typically used as primary criteria by the DC Zoning Commission to determine suitability for a new overlay district or amendment of an existing overlay district
- There are 26 overlay districts in DC. Most do not restrict restaurant uses. Those that do, restrict one of the following:
 - Limitation on the percentage of overall frontage space restaurants may occupy
 - Prohibition of restaurant establishments

Of the 13 Selected Neighborhoods, 4 Have Liquor License Moratoriums, 4 Have Overlay Frontage Restrictions, and 5 Have No Restrictions

-  4 of the selected neighborhoods **have liquor license moratoriums**
-  4 of the selected neighborhoods have **overlay districts** that restrict restaurant frontage
-  5 of the selected neighborhoods have **no restaurant restrictions**
-  Barracks Row has an overlay district restricting restaurant usage in part of the corridor



Restaurant Case Study #1: Adams Morgan



Adams Morgan Moratorium Zone

Area: 1,400 feet in all directions from intersection of 18th St, Belmont Rd, NW

Total Restaurants: 77

Liquor License Limit: No add'l for 5 years

Establishments with Liquor Licenses: 69

Restriction:

Liquor license moratorium

Summary:

ABC Board approved 5-year moratorium extension in Jan. 2009.

Rationale:

Extension was based on “significant testimony” and because “a majority of testimony was in favor of the moratorium proposal,” including ANC1C, community organizations, residents, ABC licensees, and business owners. Support stemmed from noise, parking, and public safety concerns.*

Restriction details:

No issuance of any new retailer’s license class CR, CN, CT, CX, DR, DN, DT, AND DX shall be issued for a five year period. The number of class CT, CX, DT, or DX licenses shall not exceed ten. The number of CN or DN licenses shall not exceed zero. Holders of license class CR or DR shall be prohibited from changing its license class except when the number of retailer’s licenses class CT, CX, DT, or DX within Zone is fewer than ten.*

* ABRA notice of final rule making, <http://abra.dc.gov>

Restaurant Case Study #2: Georgetown



Georgetown Moratorium Zone

Area: 1,800 feet in all directions from intersection of Wisconsin Ave, 10th St, NW

Total Restaurants: 147

Liquor License Limit: 68

Establishments with Liquor Licenses: 86

Restriction: Liquor license moratorium

Summary: **June, 2010: ABC Board voted unanimously to expand liquor license moratorium from 61 licenses to 68.**

Rationale: “The implementation of seven new [licenses] would not adversely affect public peace, order and quiet. Specifically, testimony revealed that adding seven Restaurant licenses would create a healthy balance of ABC establishments in the commercial mix of Businesses in Georgetown.” ABC Board denied a motion to restrict restaurant seating because “the Proposal could inhibit the economic development of the neighborhood.”*

Restriction details: **No retailer’s licenses class CT, DT, CN, DN, or CX shall be issued for a period of five years.** The number of class CR or DR licenses permitted in this area shall not exceed sixty-eight. The number of class DX retailer’s licenses shall not exceed one.*

* ABRA notice of emergency and proposed rule making, <http://www.dccouncil.washington.dc.us/images/00001/20101230105437.pdf>

Restaurant Case Study #3: Glover Park



Glover Park Moratorium Zone

Area: 1,200 feet in all directions from 2436 Wisconsin Ave, NW

Total Restaurants: 26

Liquor License Limit: 12

Estabs. with Liquor Licenses: 19 (11 CR)

Restriction: Liquor license moratorium

Summary: **April, 2008: ABC Board approved a three-year moratorium extension that increased the existing liquor license limit from 9 Class CR licenses to 12.**

Rationale: “ABC Board “gave great weight to ANC3B and found the testimony provided by both ANC3B and the Glover Park Citizens Association (GPCA) to: (1) warrant an extension of the existing moratorium, and (2) allow for the issuance of three additional class CR licenses based upon the appropriateness standards set forth in DC Official Code.”*

Restriction details: “No ne retailer’s license class A, B, CN, CT, CX, DN, DT, or DX shall be issued for a period of three years from the effective date of [April, 2008].”*

* <http://abra.dc.gov/DC/ABRA/Board+and+Legal+Findings/Board+Moratorium+Actions>

Restaurant Case Study #4: Dupont Circle



Dupont Circle Moratorium Zones

East Zone Area: 600 feet in all directions from 17th St. and Q St., NW

East Zone Area: 600 feet in all directions from 21st St. and P St., NW

Total Restaurants: 131

East Liquor License Limit: 22

West Liquor License Limit: 34

Establishments w/ Liquor Licenses: 125

Restriction: Two liquor license moratoriums

East Dupont Circle Moratorium:

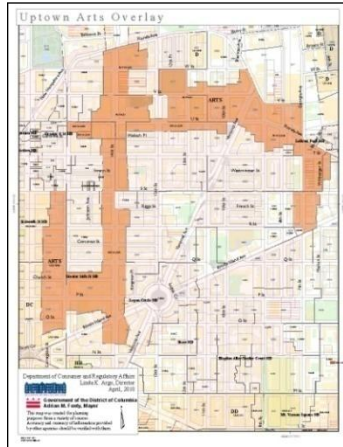
April, 2009: ABC Board extended the East Dupont liquor moratorium for three years. ANC2B had previously voted 9-0 in favor of extending the moratorium, citing the moratoriums “positive effects” on protecting the diversity of retail establishments, allowing for a walkable neighborhood, promoting peace, order, and quiet, and helping to avoid parking and traffic difficulties. East Dupont Circle Moratorium Zone: limit of 2 Class A; 2 Class B; 16 Class CR or Class DR; 2 Class CT or Class DT; 0 Class CN or DN; and 0 Class CX or Class DX licenses.*

West Dupont Circle Moratorium:

April, 2009: **ABC Board raised limit on class CR and DR retailer’s licenses in West Dupont Circle Moratorium Zone from seventeen to twenty-one.** Decision made largely due to ANC2B recommendations that “permitting these additional licenses to restaurants will contribute to the revitalization of a neighborhood... and would not adversely impact the peace, order, and quiet given that these licenses are only for restaurants in an area known as ‘Restaurant Row.’” West Dupont Circle Moratorium Zone: limit of 2 Class A; 3 Class B; 21 Class CR or DR; 6 Class CT or DT; 0 Class CN or DN; and 2 Class CX or DX.*

* <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=23-3>

Restaurant Case Study #5: U Street and 14th Street



Restriction: Uptown ARTS Overlay District;
50% restaurant ground coverage restriction

Summary: July, 2010: DC Zoning Commission amended a rule prohibiting eating and drinking establishments from occupying more than 25% of the linear foot frontage within the ARTS Overlay District to allowing 50% ground area occupancy.

Rationale: In 2009 an Arts Overlay Review Committee (consisting of area ANC representatives, business groups, and local citizens) released a report stating “it is now overkill to reserve 75% of the frontage on 14th and U streets for non-restaurant and bar uses” and recommended extending the cap to 50%. The DC Zoning Commission gave “great weight” to the issues and concerns raised in the written report of affected ANCs and amended the zoning regulations.*

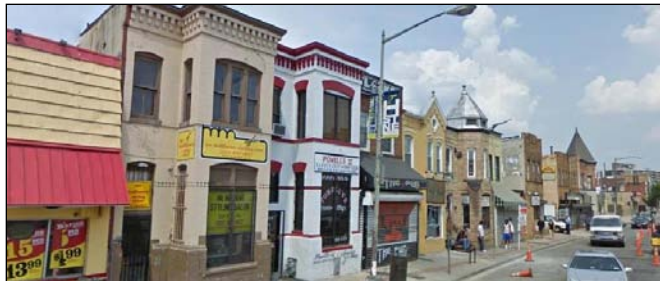
Uptown ARTS Overlay District

Area: 20 squares on 14th Street NW and 13 squares on U Street NW (see above map)
Total Restaurants: 85
Liquor License Limit: None
Establishments with Liquor Licenses: 110

Restriction details: The amendment changes the 25% overlay-wide cap to a 50% cap that is applied to each individual Overlay square fronting 14th or U Street, N.W. and clarifies that this limit applies only to ground floor frontage. Limit was previously measured by averaging restaurant cover over entire overlay area, and is now measured on a block-by-block basis.*

* <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=11-19>

Restaurant Case Study #6: H Street



H Street NE Neighborhood Commercial Overlay District

Area: All lots fronting onto H Street, N.E. from 2nd Street to 15th Street, N.E.

Total Restaurants: 39

Liquor License Limit: None

Establishments w/ Liquor Licenses: 25

Restriction: Neighborhood Commercial Overlay District; 25% restaurant ground coverage restriction

Summary: “Restaurants, fast food establishments, and prepared food shops shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NC Overlay District, as measured along the lots that face designated roadways in the particular district.”*

Rationale: The Neighborhood Commercial (NC) Overlay District is established to preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services.*

Moratorium restriction: Within the H Street Moratorium Zone, a licensee under an off-premises retailer's license, class A or B, shall not sell, give, offer, expose for sale, or deliver either: (1) an individual container of beer, malt liquor, or ale; or, (2) spirits (liquor) in sizes of half-pint or smaller.

Overlay restriction details: Seven neighborhoods fall within the Neighborhood Commercial Overlay District: Cleveland Park, Woodley Park, Macomb-Wisconsin, Eighth Street SE, Takoma, H Street, and Georgia Avenue. Each has additional sub-requirements to the Neighborhood Commercial Overlay District, only some of which further restricts restaurant development.*

* <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=11-13>

Restaurant Case Study #7: Woodley park



Woodley Park Neighborhood Commercial Overlay District

Area: Three squares surrounding the Woodley Park Metrorail Station comprising those lots zoned C-2-A or C-2-B.

Total Restaurants: 25

Liquor License Limit: None

Establishments w/ Liquor Licenses: 21

Restriction: Neighborhood Commercial Overlay District; 25% restaurant ground coverage restriction

Summary: “Restaurants, fast food establishments, and prepared food shops shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NC Overlay District, as measured along the lots that face designated roadways in the particular district.”*

In Addition: no hotel, inn, or fast food establishment shall be permitted in the WP Overlay District.

Rationale: The Neighborhood Commercial (NC) Overlay District is established to preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services.*

Restriction details: Seven neighborhoods fall within the Neighborhood Commercial Overlay District: Cleveland Park, Woodley Park, Macomb-Wisconsin, Eighth Street SE, Takoma, H Street, and Georgia Avenue. Each has additional sub-requirements to the Neighborhood Commercial Overlay District, only some of which specify further restrictions regarding restaurant development.*

* <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=11-13>

Restaurant Case Study #8: Cleveland park



Cleveland Park Neighborhood Commercial Overlay District

Area: Six squares surrounding the Cleveland Park Metrorail Station comprising those lots zoned C-2-A.

Total Restaurants: 24

Liquor License Limit: None

Establishments with Liquor Licenses: 24

Restriction: Neighborhood Commercial Overlay District; 25% restaurant ground coverage restriction

Summary: “Restaurants, fast food establishments, and prepared food shops shall occupy no more than twenty-five percent (25%) of the linear street frontage within a particular NC Overlay District, as measured along the lots that face designated roadways in the particular district.”*

Rationale: The Neighborhood Commercial (NC) Overlay District is established to preserve and enhance neighborhood shopping areas, by providing the scale of development and range of uses that are appropriate for neighborhood shopping and services.*

Restriction details: Seven neighborhoods fall within the Neighborhood Commercial Overlay District: Cleveland Park, Woodley Park, Macomb-Wisconsin, Eighth Street SE, Takoma, H Street, and Georgia Avenue. Each has additional sub-requirements to the Neighborhood Commercial Overlay District, only some of which specify further restrictions regarding restaurant development.*

* <http://www.dcregs.dc.gov/Gateway/ChapterHome.aspx?ChapterNumber=11-13>

Restaurant Case Study #9: Mount Pleasant



Restriction: None

Mount Pleasant Street Commercial District*

Area: 9 squares along Mount Pleasant St
NW between Park Rd and Harvard St.

Total Restaurants: 19

Liquor License Limit: None

Establishments with Liquor Licenses: 15

* Based on DOP Mt. Pleasant Street Revitalization Framework Plan, June, 2010

Background

Existing
Conditions

**Neighborhood
Comparisons**

Community
Survey

Findings

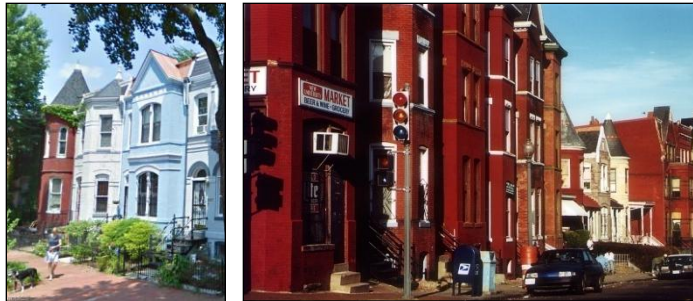
Appendix

JS&A

Restaurant Case Study #10: Shaw



Restriction: None



Shaw 7th & 9th Street Commercial District¹

Area: 39 blocks bordering 7th Street NW and 9th Street NW between Florida Ave and New York Ave

Total Restaurants: 30

Liquor License Limit: None

Establishments with Liquor Licenses: 38

* Based on DC Department of Small and Local Business Development Map, http://restore.dc.gov/restoredc/lib/restoredc/maps/shaw_ms_map.pdf

Restaurant Case Study #11: Old Town Alexandria



Restriction: None

Old Town Alexandria Commercial District

Area: 38 blocks bordering King Street and 8 blocks bordering Washington Street¹

Total Restaurants: 77

Liquor License Limit: None

Establishments with Liquor Licenses: 64

¹ This comes to a total of 42 blocks because 4 blocks border both King Street and Washington Street

Restaurant Case Study #12: North Capitol Street



Restriction: None

North Capitol Street Main Street District¹

Area: 27 blocks bordering N. Capitol St NE between Rhode Island Ave and New York Ave; Rhode Island Ave between 2nd St NE and N Capitol St NE

Total Restaurants: 12

Liquor License Limit: None

Establishments with Liquor Licenses: 6

¹ North Capitol Main Street, Inc. <http://www.ncmsinc.org/>

Restaurant Case Study #13: Eastern Market / Capitol South



Restriction: None



Eastern Market Commercial District

Full Commercial Corridor: Pennsylvania Ave
from 2nd St SE to 16th St SE

Core Area: 15 blocks bordering Pennsylvania Ave
between 2nd St SE and 9th St SE

Total Restaurants (core area): 38 (30)

Liquor License Limit: None

Estabs. w/ Liquor Licenses (core area): 35 (29)

Background

Existing
Conditions

**Neighborhood
Comparisons**

Community
Survey

Findings

Appendix

JS&A

Of the Selected Commercial Corridors Barracks Row is the Fourth Smallest By Area

Commercial Corridor	Type of Restriction	Size (in Blocks)
Georgetown	Liquor License Moratorium	72
Dupont Circle	Liquor License Moratorium	68
Old Town Alexandria	None	42
U Street and 14th Street	50% overlay restriction	40
Shaw	None	39
H Street	25% overlay restriction	27
Adams Morgan	Liquor License Moratorium	22
North Capitol Street	None	20
Glover Park	Liquor License Moratorium	17
Eastern Market (core)	None	15
Barracks Row	50% restriction south of freeway	12
Mount Pleasant	None	9
Cleveland Park	25% overlay restriction	6
Woodley Park	25% overlay restriction	3

The Selected Commercial Corridors Have a Range of 12 to 147 Restaurant

Commercial Corridor	Type of Restriction	Restaurants
Georgetown	Liquor License Moratorium	147
Dupont Circle	Liquor License Moratorium	131
U Street and 14th Street	50% overlay restriction	85
Old Town Alexandria	None	77
Adams Morgan	Liquor License Moratorium	77
H Street	25% overlay restriction	39
Barracks Row	50% restriction south of freeway	34
Shaw	None	30
Eastern Market (core area)	None	30
Glover Park	Liquor License Moratorium	26
Woodley Park	25% overlay restriction	25
Cleveland Park	25% overlay restriction	24
Mount Pleasant	None	19
North Capitol Street	None	12

The Proportion of Restaurants¹ in the Selected Commercial Corridors Ranges from 16% to 67%

Commercial Corridor	Type of Restriction	Proportion of Restaurants
Adams Morgan	Liquor License Moratorium	67%
Woodley Park	25% overlay restriction	54%
Glover Park	Liquor License Moratorium	52%
Eastern Market (core area)	None	45%
Shaw	None	43%
U Street and 14th Street	50% overlay restriction	38%
Dupont Circle	Liquor License Moratorium	36%
Old Town Alexandria	None	32%
Cleveland Park	25% overlay restriction	30%
North Capitol Street	None	22%
Barracks Row	50% restriction south of freeway	21%
H Street	25% overlay restriction	20%
Mount Pleasant	None	19%
Georgetown	Liquor License Moratorium	16%

¹ Proportion represents the percentage of total corridor businesses that are restaurants

The Number of Liquor Licenses in the Selected Commercial Corridors Range from 6 to 125

Commercial Corridor	Type of Restriction	Liquor Licenses
Dupont Circle	Liquor License Moratorium	125
U Street and 14th Street	50% overlay restriction	110
Georgetown	Liquor License Moratorium	86
Adams Morgan	Liquor License Moratorium	69
Old Town Alexandria	None	64
Shaw	None	38
Eastern Market (core area)	None	29
H Street	25% overlay restriction	25
Cleveland Park	25% overlay restriction	24
Barracks Row	50% restriction south of freeway	24
Woodley Park	25% overlay restriction	21
Glover Park	Liquor License Moratorium	19
Mount Pleasant	None	15
North Capitol Street	None	6

The Proportion of Businesses with Liquor Licenses Ranges from 9% to 60%

Commercial Corridor	Type of Restriction	% of Businesses w/ Liquor Licenses
Adams Morgan	Liquor License Moratorium	60%
Shaw	None	55%
U Street and 14th Street	50% overlay restriction	50%
Woodley Park	25% overlay restriction	46%
Eastern Market (core area)	None	44%
Glover Park	Liquor License Moratorium	38%
Dupont Circle	Liquor License Moratorium	35%
Cleveland Park	25% overlay restriction	30%
Old Town Alexandria	None	26%
Barracks Row	50% restriction south of freeway	15%
Mount Pleasant	None	15%
H Street	25% overlay restriction	13%
North Capitol Street	None	11%
Georgetown	Liquor License Moratorium	9%

A Comparison Between Barracks Row and Neighborhoods with Liquor Moratoriums

Background

Existing
Conditions

**Neighborhood
Comparisons**

Community
Survey

Findings

Appendix

JS&A

Barracks Row is Smaller than the Corridors with Liquor Moratoriums

Commercial Corridor	Type of Restriction	Size (in Blocks)
Georgetown	Liquor License Moratorium	72
Dupont Circle	Liquor License Moratorium	68
Adams Morgan	Liquor License Moratorium	22
Glover Park	Liquor License Moratorium	17
Barracks Row	50% restriction south of freeway	12

Barracks Row is smaller than the existing neighborhoods with liquor moratoriums, but is relatively similar in size to Glover Park

Neighborhoods with Liquor License Moratoriums Have Either a Much Greater Number of Liquor Licenses...

Commercial Corridor	Type of Restriction	Restaurants
Georgetown	Liquor License Moratorium	147
Dupont Circle	Liquor License Moratorium	131
Adams Morgan	Liquor License Moratorium	77
Barracks Row	50% restriction south of freeway	34
Glover Park	Liquor License Moratorium	26

Commercial Corridor	Type of Restriction	Liquor Licenses
Dupont Circle	Liquor License Moratorium	125
Georgetown	Liquor License Moratorium	86
Adams Morgan	Liquor License Moratorium	69
Barracks Row	50% restriction south of freeway	24
Glover Park	Liquor License Moratorium	19

Georgetown and Dupont Circle have a very large number of restaurants and of establishments with liquor licenses

...Or Neighborhoods with a Liquor License Moratorium Have a Much Greater Proportion of Restaurants

Commercial Corridor	Type of Restriction	Proportion of Restaurants
Adams Morgan	Liquor License Moratorium	67%
Glover Park	Liquor License Moratorium	52%
Dupont Circle	Liquor License Moratorium	36%
Barracks Row	50% restriction south of freeway	21%
Georgetown	Liquor License Moratorium	16%

Commercial Corridor	Type of Restriction	% of Businesses w/ Liquor Licenses
Adams Morgan	Liquor License Moratorium	60%
Glover Park	Liquor License Moratorium	38%
Dupont Circle	Liquor License Moratorium	35%
Barracks Row	50% restriction south of freeway	15%
Georgetown	Liquor License Moratorium	9%

Adams Morgan and Glover Park have a very high concentration of both restaurants and of establishments with liquor licenses

Suitability for Restaurant Restrictions Based on Neighborhoods with Liquor License Moratoriums

- Each area with a liquor license moratorium has either a very large overall number of restaurants and liquor licenses AND/OR a very high proportion of restaurants and liquor licenses relative to its total number of businesses.
- Compared with the neighborhoods with liquor license moratoriums, Barracks Row has neither a high concentration nor a high proportion.
- More specifically, each moratorium area has either:

130+ restaurants
and
86+ liquor licenses

or

52%+ restaurants
and
38%+ liquor licenses

- Barracks Row has:

34 restaurants
and
24 liquor licenses

and

21% restaurants
and
15% liquor licenses

A Comparison Between Barracks Row and Neighborhoods with Overlay District Restaurant Restrictions

Background

Existing
Conditions

**Neighborhood
Comparisons**

Community
Survey

Findings

Appendix

JS&A

Overlay Districts Range Dramatically in Size and Concentration of Restaurants

Corridors (with and without overlays) by size:

Commercial Corridor	Type of Restriction	Size (Blocks)
Old Town Alexandria	None	42
U Street and 14th Street	50% overlay restriction	40
Shaw	None	39
H Street	25% overlay restriction	27
North Capitol Street	None	20
Eastern Market (core)	None	15
Barracks Row	50% restriction south of freeway	12*
Mount Pleasant	None	9
Cleveland Park	25% overlay restriction	6
Woodley Park	25% overlay restriction	3

Corridors by number of restaurants:

Commercial Corridor	Type of Restriction	No. of Rests.
U Street and 14th Street	50% overlay restriction	85
Old Town Alexandria	None	77
H Street	25% overlay restriction	39
Barracks Row	50% restriction south of freeway	34
Shaw	None	30
Eastern Market (core)	None	30
Woodley Park	25% overlay restriction	25
Cleveland Park	25% overlay restriction	24
Mount Pleasant	None	19
North Capitol Street	None	12

* Listed size reflects full extent of the Barracks Row corridor. The existing Barracks Row Overlay District covers the southern-most four blocks of Barracks Row.

Only One Other Neighborhood With an Overlay District – H Street – Has a Lower Proportion of Restaurants than BR

Commercial Corridor	Type of Restriction	Proportion of Restaurants
Woodley Park	25% overlay restriction	54%
Eastern Market (core area)	None	45%
Shaw	None	43%
U Street and 14th Street	50% overlay restriction	38%
Old Town Alexandria	None	32%
Cleveland Park	25% overlay restriction	30%
North Capitol Street	None	22%
Barracks Row	50% restriction south of freeway	21%
H Street	25% overlay restriction	20%
Mount Pleasant	None	19%

While H Street has a lower proportion of restaurants than Barracks Row, it is 15 blocks larger and has 11 more restaurants overall

Suitability for Restaurant Restrictions Based on Neighborhoods with Zoning Overlay Districts

- Zoning overlay districts are the result of comprehensive neighborhood initiatives, and implemented as a means to direct development in a predetermined direction.
- **If a zoning overlay containing restaurant restrictions were to be implemented in Barracks Row, it would likely not be in the near future as no pre-existing plans for Barracks Row have concluded that restricting restaurant uses would help achieve neighborhood goals.**
- **In addition, such a restriction currently lacks widespread support of neighborhood stakeholders.**

Community Survey

Background

Existing
Conditions

Neighborhood
Comparisons

**Community
Survey**

Findings

Appendix

JS&A

The Purpose of the Community Survey was to Identify and Quantify Resident Attitudes About Barracks Row Restaurants

- The survey was constructed to objectively determine the Barracks Row and Capitol Hill communities' attitudes toward:
 - Existing assets and issues on Barracks Row
 - Overall attitudes toward the potential increase in restaurants
 - The positive and negative effects additional restaurants would bring to the neighborhood
- In addition, the survey was constructed to determine how attitudes differ based on the location of each resident's home.
- The survey process was transparent and the results were made publicly available to help residents understand their community's attitudes toward the existing – and potential increase of – restaurants on Barracks Row.
- The full survey can be found in the appendix of this report.

The Community Survey was Distributed in Three Different Ways

- Method 1: Internet link to online survey
 - Distributed by various Capitol Hill organizations via listserv and blog:
 - Capitol Hill BID listserv
 - Capitol Riverfront BID listserv
 - CHAMPS Capitol Hill Chamber of Commerce listserv
 - The Hill is Home blog
 - JD Land blog
 - Data was collected from February 2-8 and from February 23-27, 2011
 - Purpose: to receive a large sample of survey responses from residents residing throughout the Capitol Hill area
- Method 2: Door-to-door surveying of residents within three blocks of Barracks Row
 - In-person, door-to-door surveying during weekday evenings and weekends
 - Surveys conducted in-person when possible
 - When residents were not available, flyers were left at each door with information on how to access the online survey and a phone number allowing residents to take the survey by phone.
 - Data was collected from February 2nd through February 8th, 2011
 - Purpose: to receive a high volume of responses from residents within three blocks of Barracks Row and to ensure that every resident within three blocks was aware of the survey and had the opportunity to contribute

The Community Survey was Distributed in Three Different Ways

- Method 3: On-the-street surveys of Barracks Row pedestrians
 - Collected in-person on the evening of Friday, February 4th and the afternoon of Sunday, February 6th, 2011
 - Purpose: To understand where Barracks Row restaurant patrons reside and understand the differences in attitude between Barracks Row restaurant patrons and area residents.

Notes:

- The sample population for the online surveys and door-to-door surveys reflect an objective cross-section of population regarding restaurant attitudes. The on-the-street surveys do not reflect a representative sample of Hill residents. Thus, except for analyses pertaining exclusively to the on-the-street surveys, on-the-street survey response data has been excluded from the analysis of Barracks Row resident and Capitol Hill area resident survey responses.
- Marines residing in the barracks adjacent to 8th Street were unable to participate in the survey as a result of stringent firewall restrictions and the inability of surveyors to distribute paper surveys within the barracks.

A Total of 837 Surveys Were Collected

Total online survey responses (from listservs and door-to-door flyer links): **714**

Total door-to-door paper survey responses and telephone survey responses: **85**

Total on-the-street survey responses: **38**

Community Survey: On-the-Street Barracks Row Pedestrian Survey

NOTE: Response count for on-the-street surveys: 38

Background

Existing
Conditions

Neighborhood
Comparisons

**Community
Survey**

Findings

Appendix

JS&A

Barracks Row Pedestrians: Nearly Half are from Capitol Hill

Where Barracks Row Pedestrians Live	Response Percentage
Within two blocks of Barracks Row	16.7%
Within three to five blocks of Barracks Row	13.9%
In the Capitol Hill neighborhood, but not within 5 blocks of Barracks Row	16.7%
Elsewhere in DC, but not in Capitol Hill	13.9%
Virginia or Maryland	33.3%
Other	5.6%

**47.3% live in
Capitol Hill**

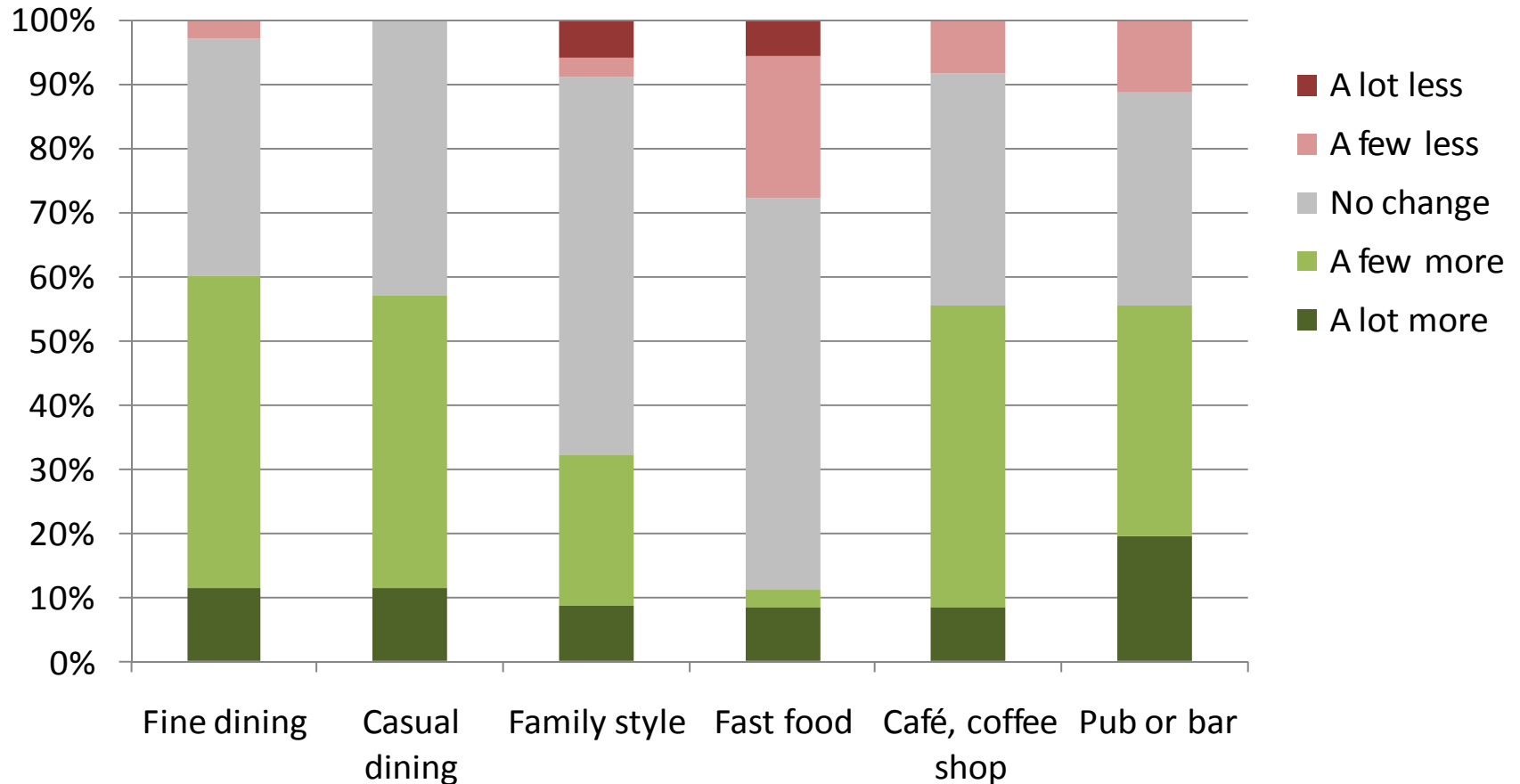
Barracks Row Pedestrians: 63% Would Like to See More Restaurants on Barracks Row

Desired Restaurant Growth or Reduction	Response Percent
Decrease	0%
Stay about the same number	37.1%
Increase by 1 – 10	42.9%
Increase by more than 10	20%

0 respondents think the number of restaurants should decrease

62.9% respondents think the number of restaurants should increase

A Slight Majority of Barracks Row Pedestrians Want More Fine Dining, Casual Dining, Coffee Shops, & Bars



Community Survey: All Capitol Hill Residents Polled¹

¹ Does not include those polled in on-the-street surveys

NOTE: Response count of Capitol Hill residents: 728

Background

Existing
Conditions

Neighborhood
Comparisons

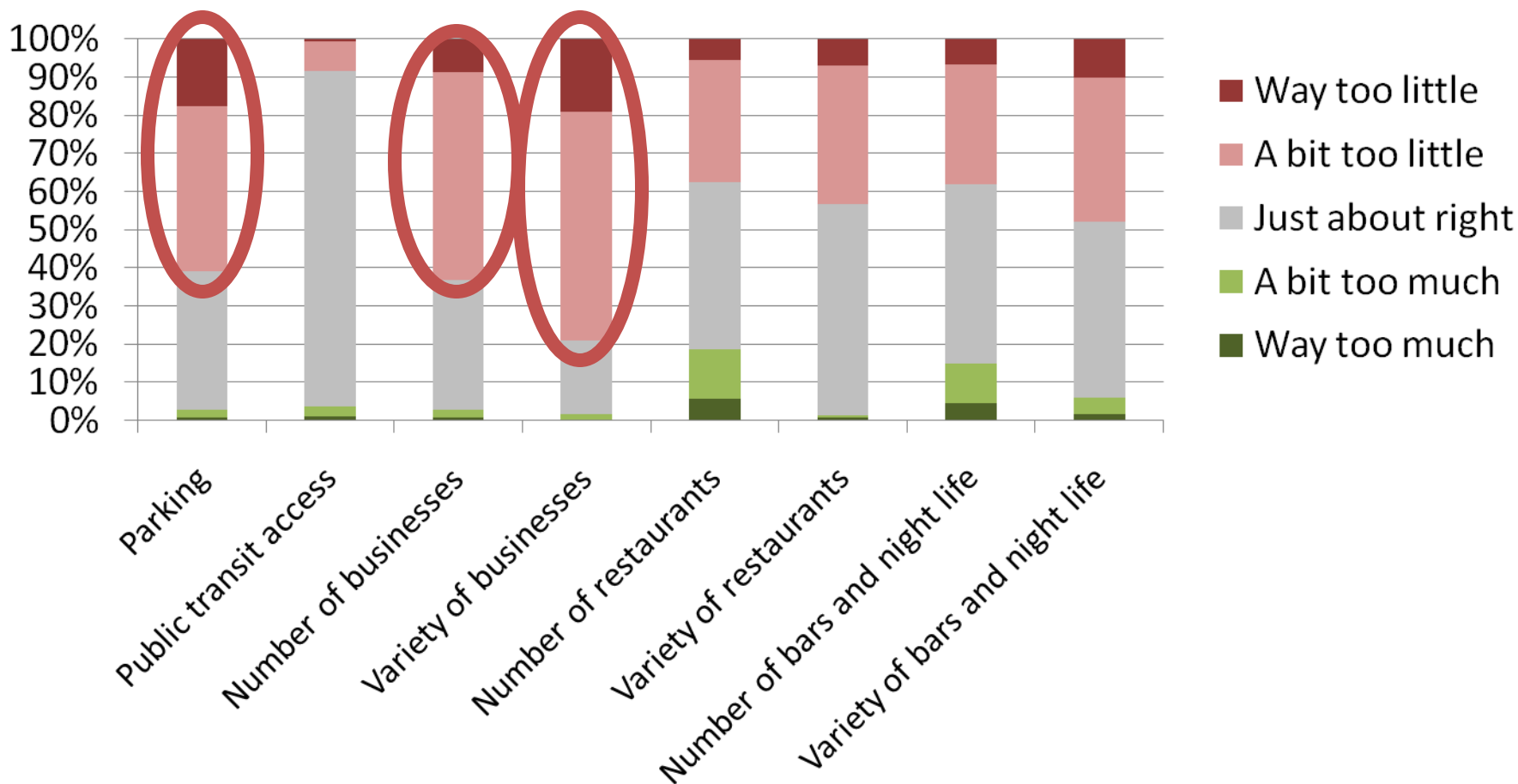
**Community
Survey**

Findings

Appendix

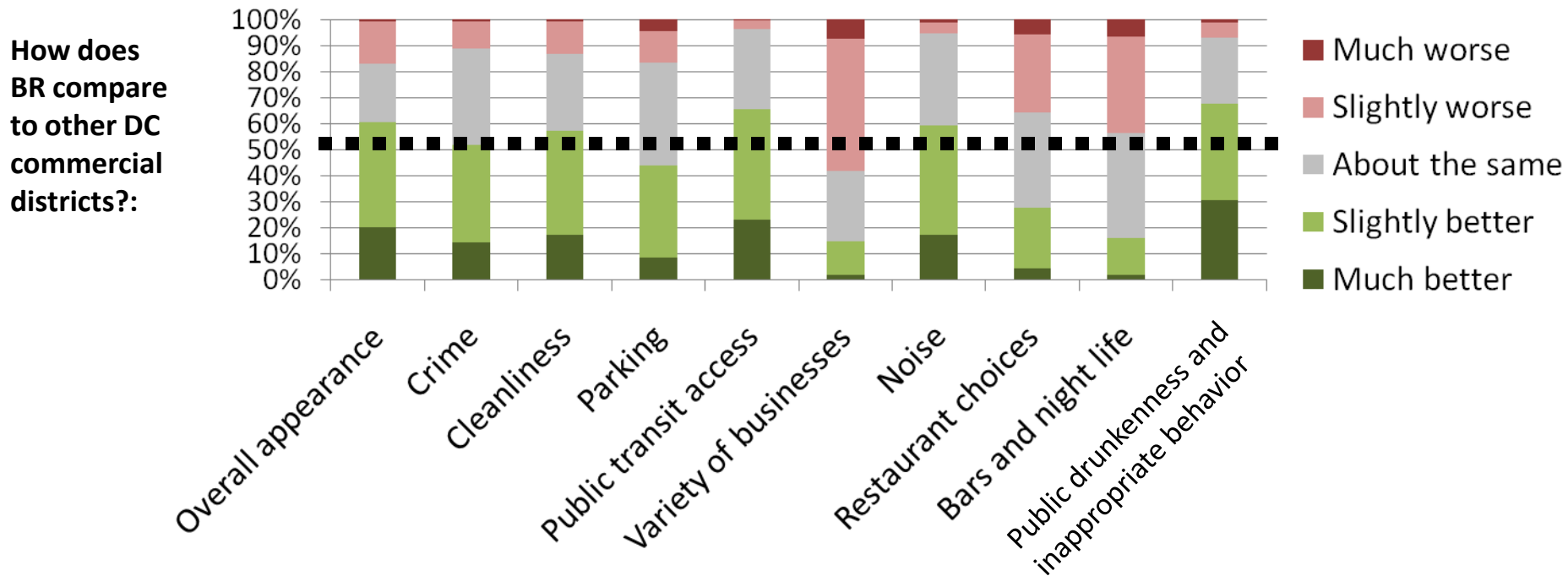
JS&A

Capitol Hill Residents: Barracks Row Most Lacking in Parking and Number/Variety of Businesses



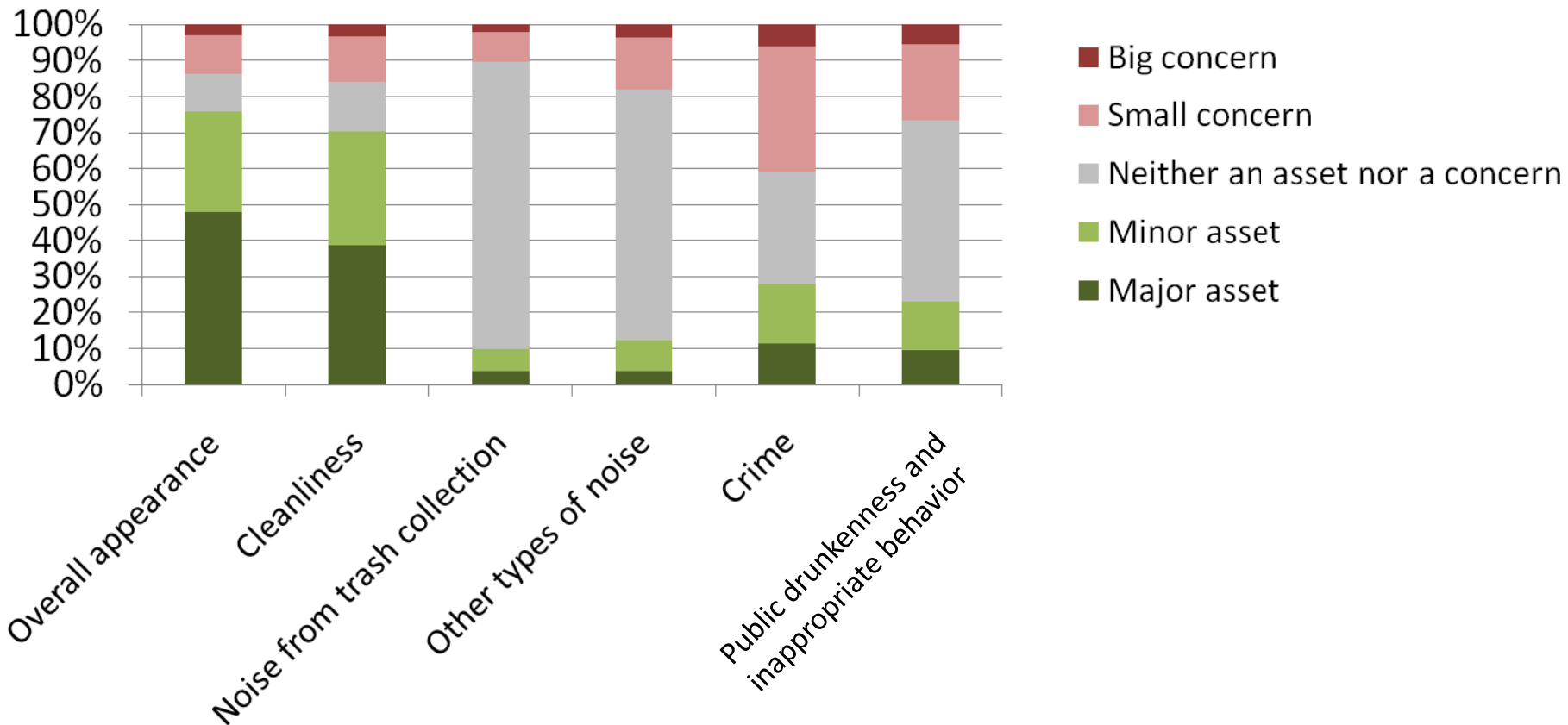
Capitol Hill Residents: BR Lags Behind Other DC Commercial Districts in Variety of Restaurants, Bars, and Businesses

- Barracks Row is better or about the same in most areas
- Significantly better in appearance, transit access, noise, and inappropriate behavior
- Slightly worse in restaurant choices and bars/night life
- Significantly worse in variety of businesses



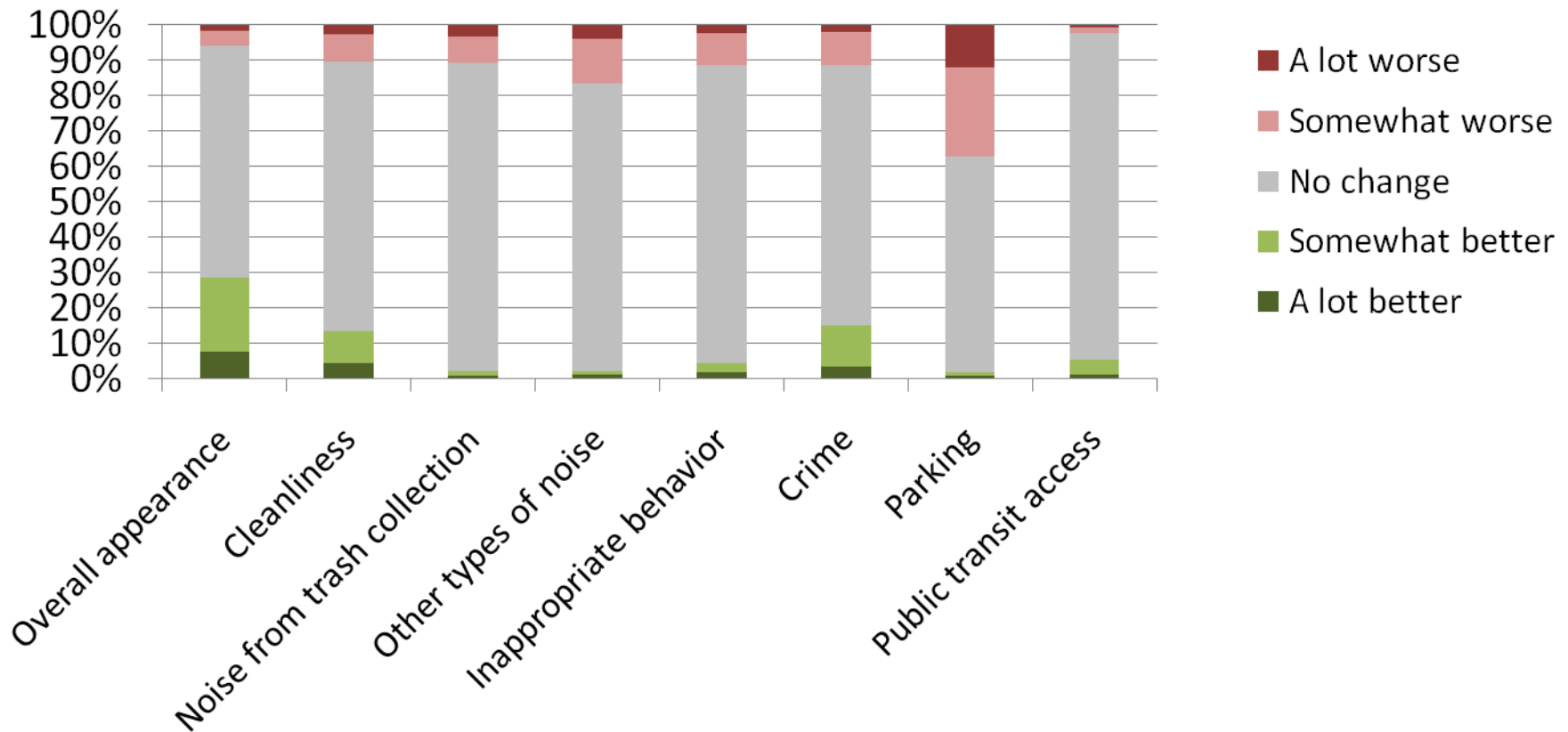
Capitol Hill Residents: the Most Pressing Issues on Barracks Row are Crime and Inappropriate Behavior

Overall perception of Barracks Row:



Capitol Hill Residents: Additional Restaurants Would Negatively Impact Parking and Improve the Overall Appearance of Barracks Row

Impact of additional restaurants on Barracks Row:



Capitol Hill Residents: 70% Want to See an Increase in Restaurants on Barracks Row

Desired Restaurant Growth or Reduction	Response Percent
Decrease	6.5%
Stay about the same number	23.8%
Increase by 1 – 10	57.8%
Increase by more than 10	11.9%

69.7% of people think the number of restaurants on Barracks Row should increase

Capitol Hill Residents: Summary

- The perception of Barracks Row is generally quite positive with respect to overall atmosphere (e.g. appearance, cleanliness, etc.)
- Strong desire for more variety of businesses
- Overall desire for greater variety of restaurants and bars
- Generally positive attitude toward more restaurants – **Nearly 70% feel that the number of restaurants should increase.**

Community Survey: Findings by Resident Location

NOTE: Response count: 728

Background

Existing
Conditions

Neighborhood
Comparisons

**Community
Survey**

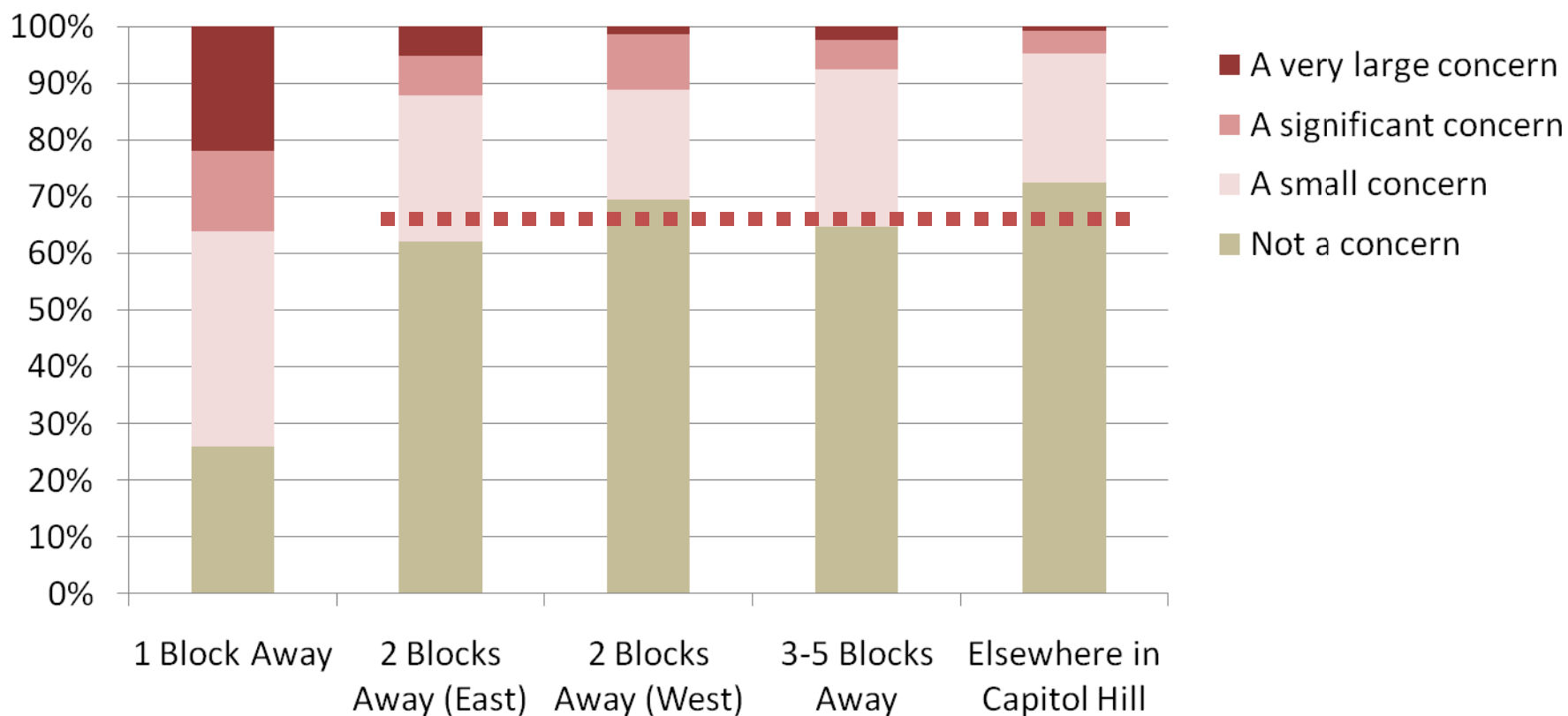
Findings

Appendix

JS&A

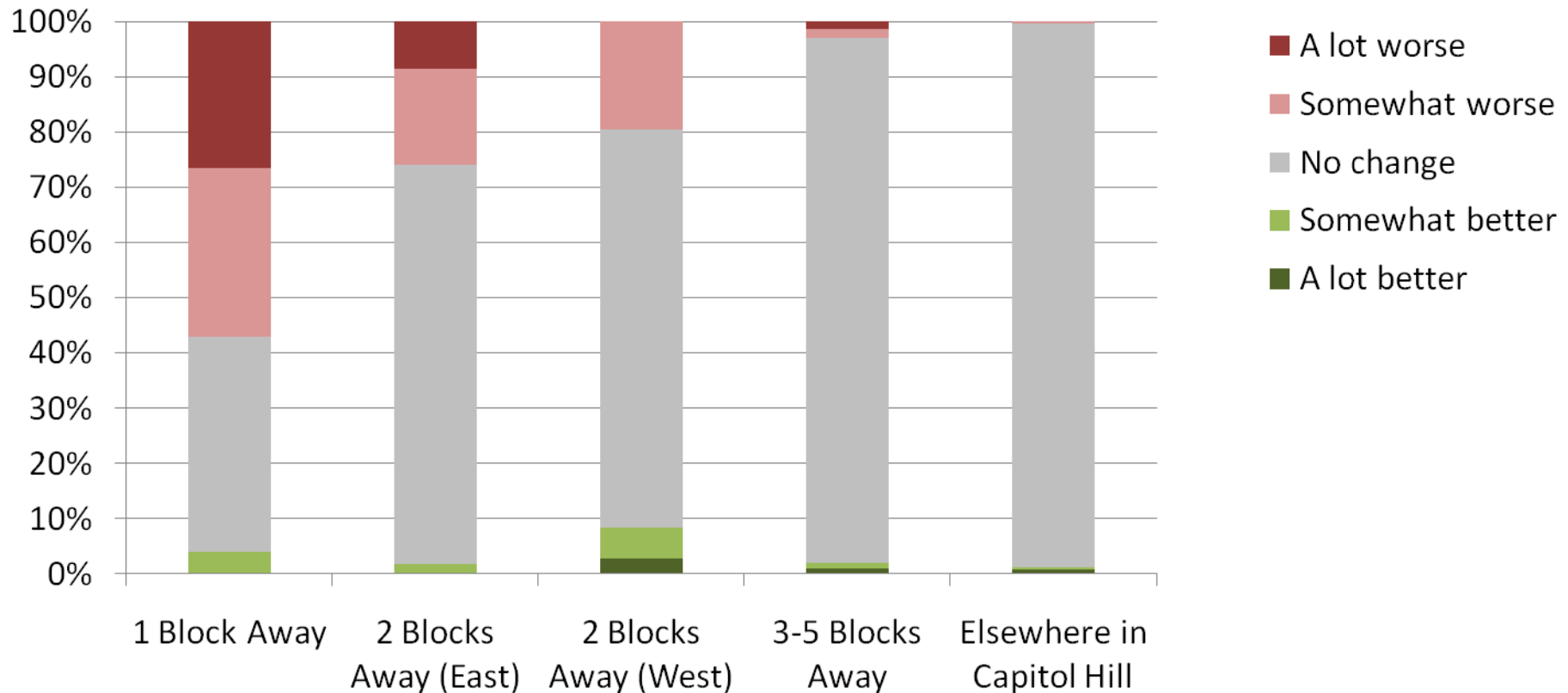
Trash Collection Noise is a Major Problem for Residents Within One Block of Barracks Row Only

Perception of noise from trash collection where I live:



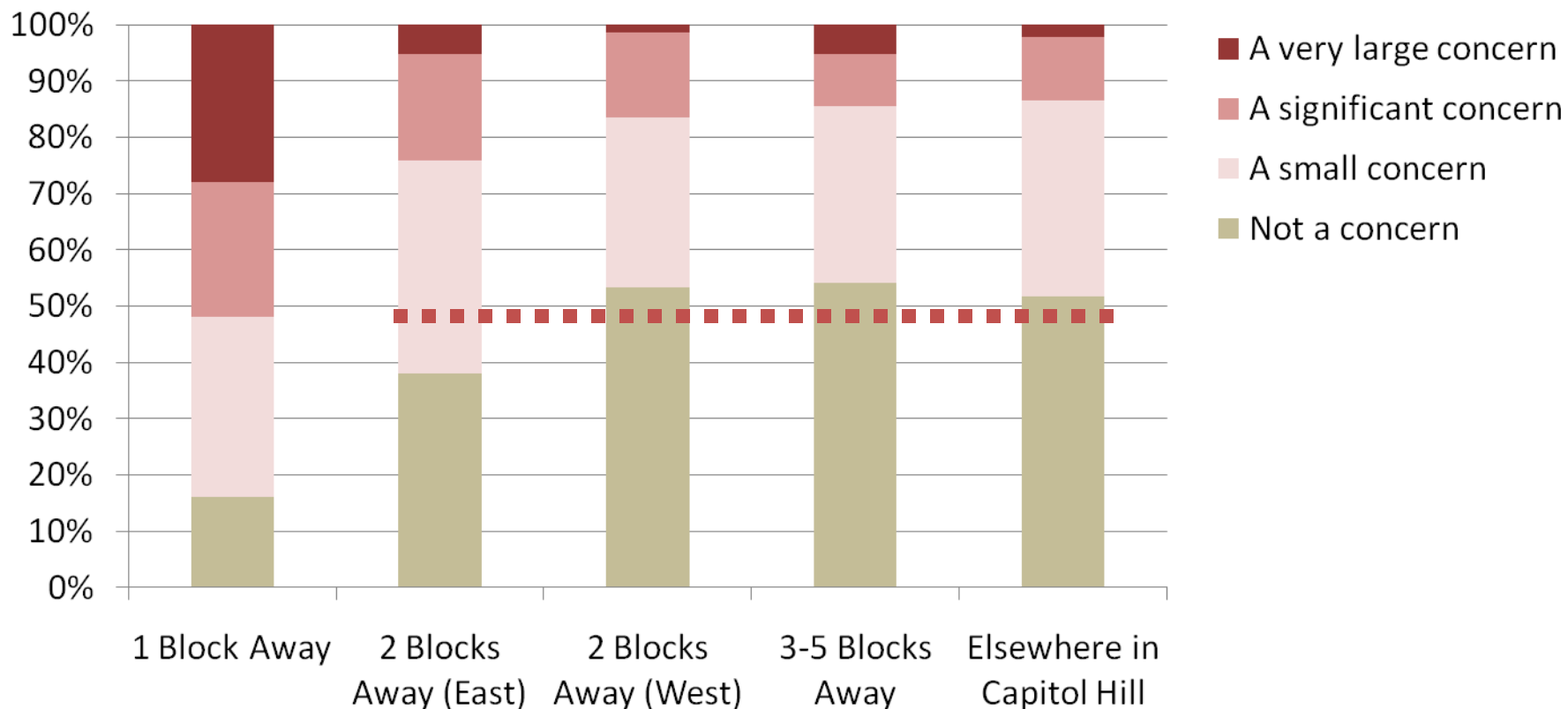
Only Residents Within One Block of BR Say They Would be Impacted by Trash Collection Noise Resulting from an Increase in Restaurants

How additional restaurants would impact trash collection noise where I live:



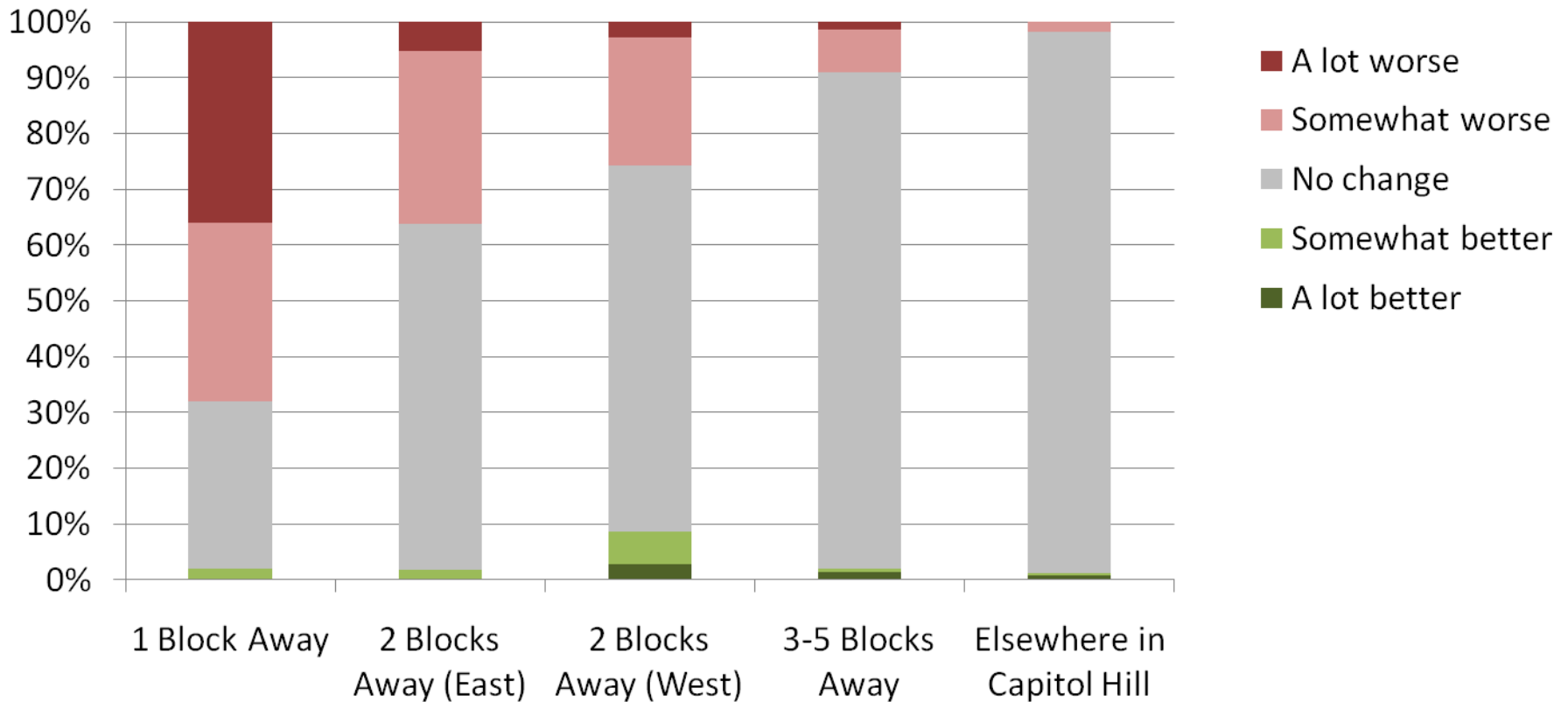
Other Types of Noise Are a Major Problem for Residents Within One Block and a Small Concern to Those Elsewhere

Perception of other types of noise where I live:



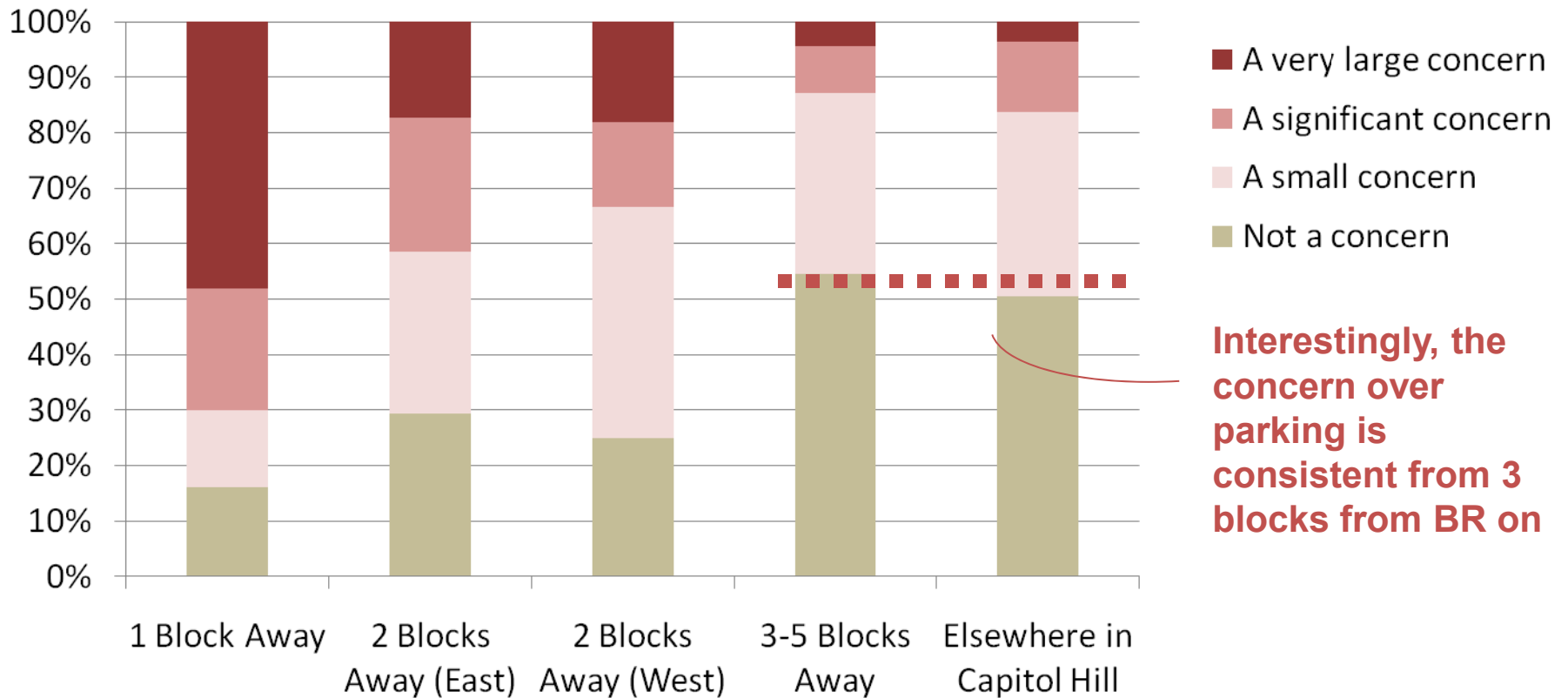
Additional Restaurants Would Create Much More Noise One Block From BR, A Little More Noise Two Blocks From BR

How additional restaurants would affect other types of noise where I live:



Parking Is a Very Large Concern for People One Block From BR, and a Significant Concern for People Two Blocks From BR

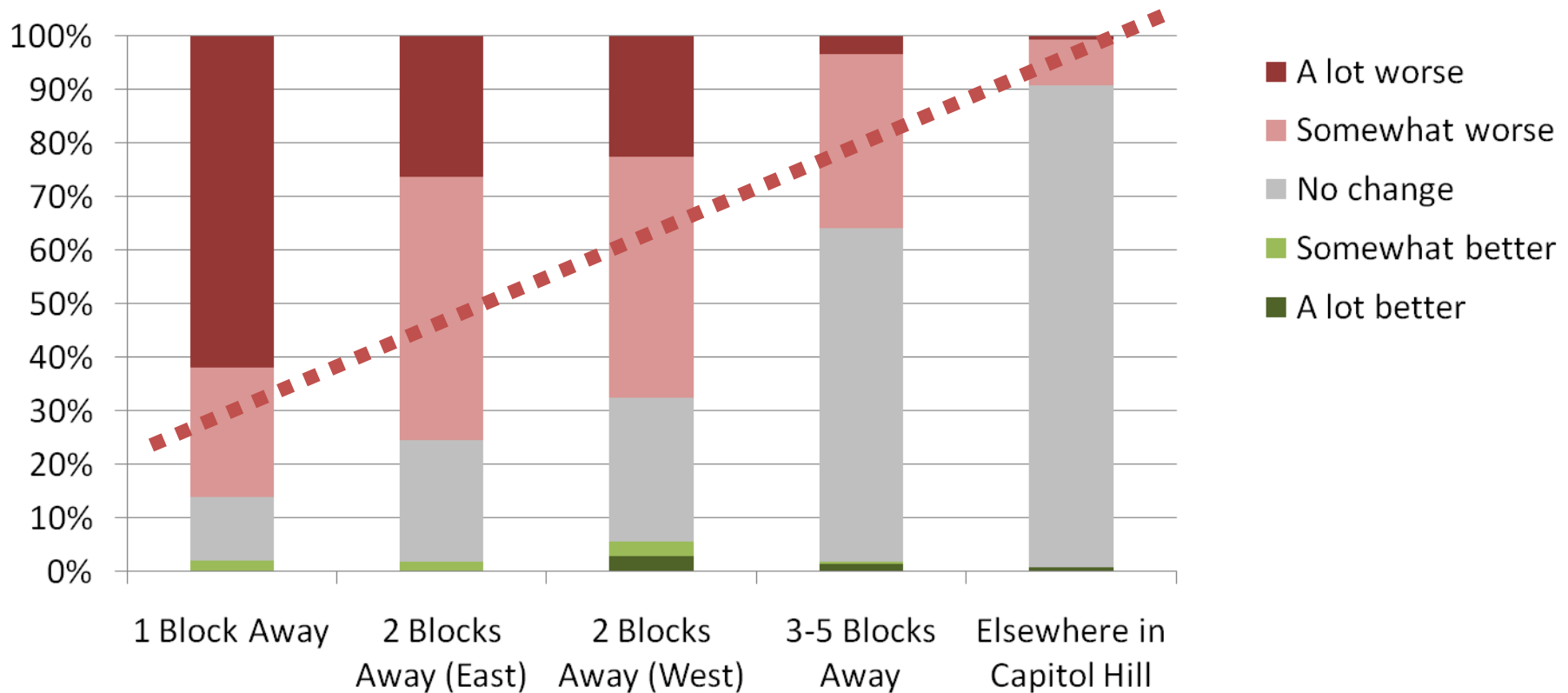
Perception of parking where I live:



Interestingly, the concern over parking is consistent from 3 blocks from BR on

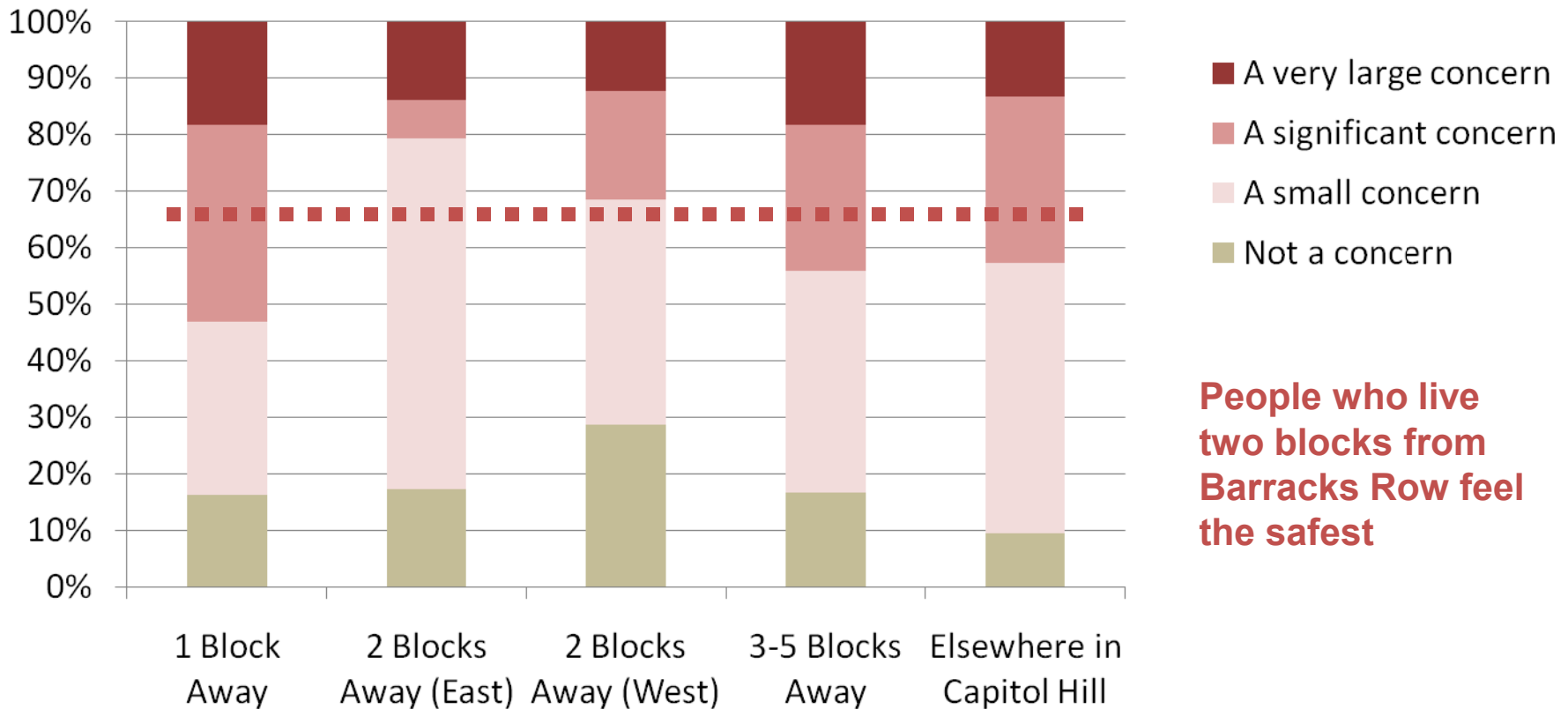
Residents Within One Block of Barracks Row Feel Additional Restaurants Will Make Parking A Lot Worse; Most Three to Five Blocks Away Believe They Won't Be Impacted

How additional restaurants would affect parking where I live:



Concern Over Crime Remains Consistently Moderate, Though It Is a Greater Concern for Those Only One Block Away

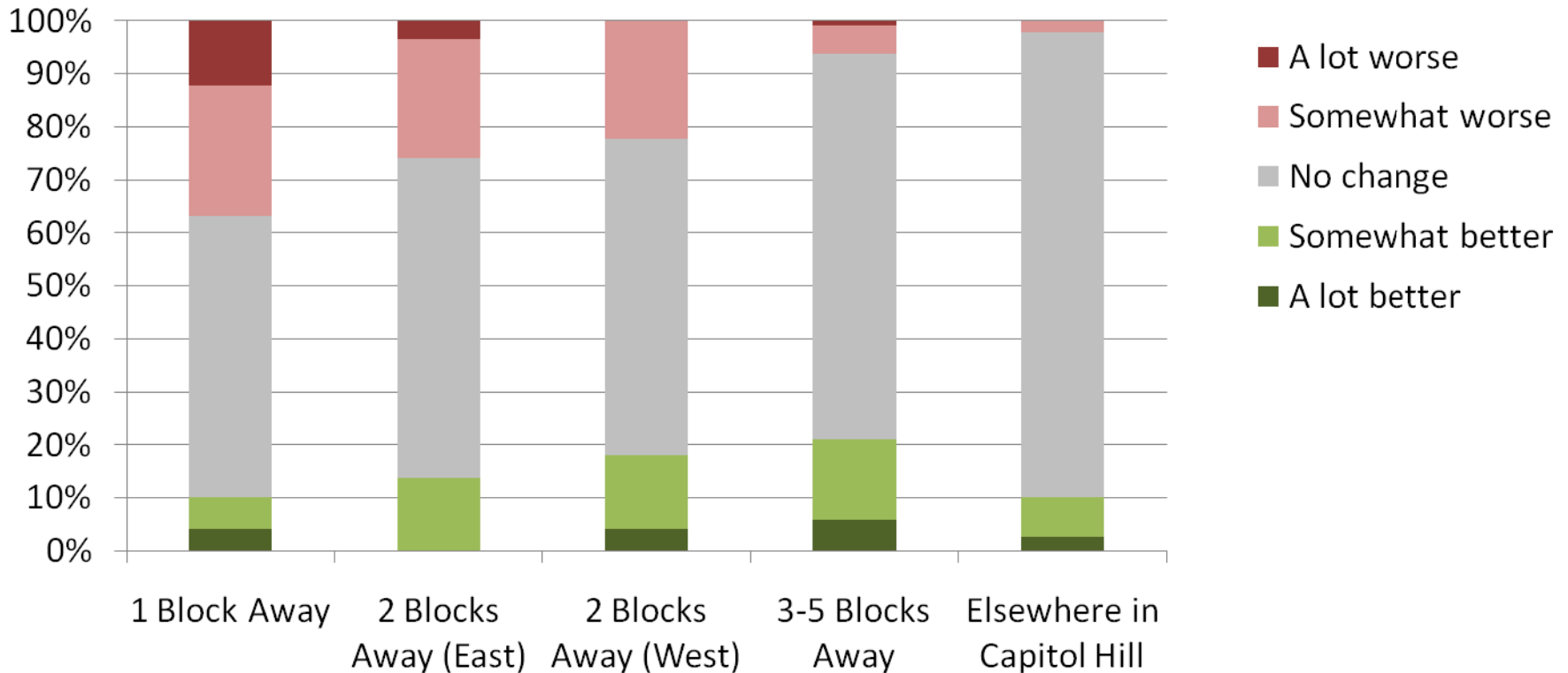
Perception of crime where I live:



People who live two blocks from Barracks Row feel the safest

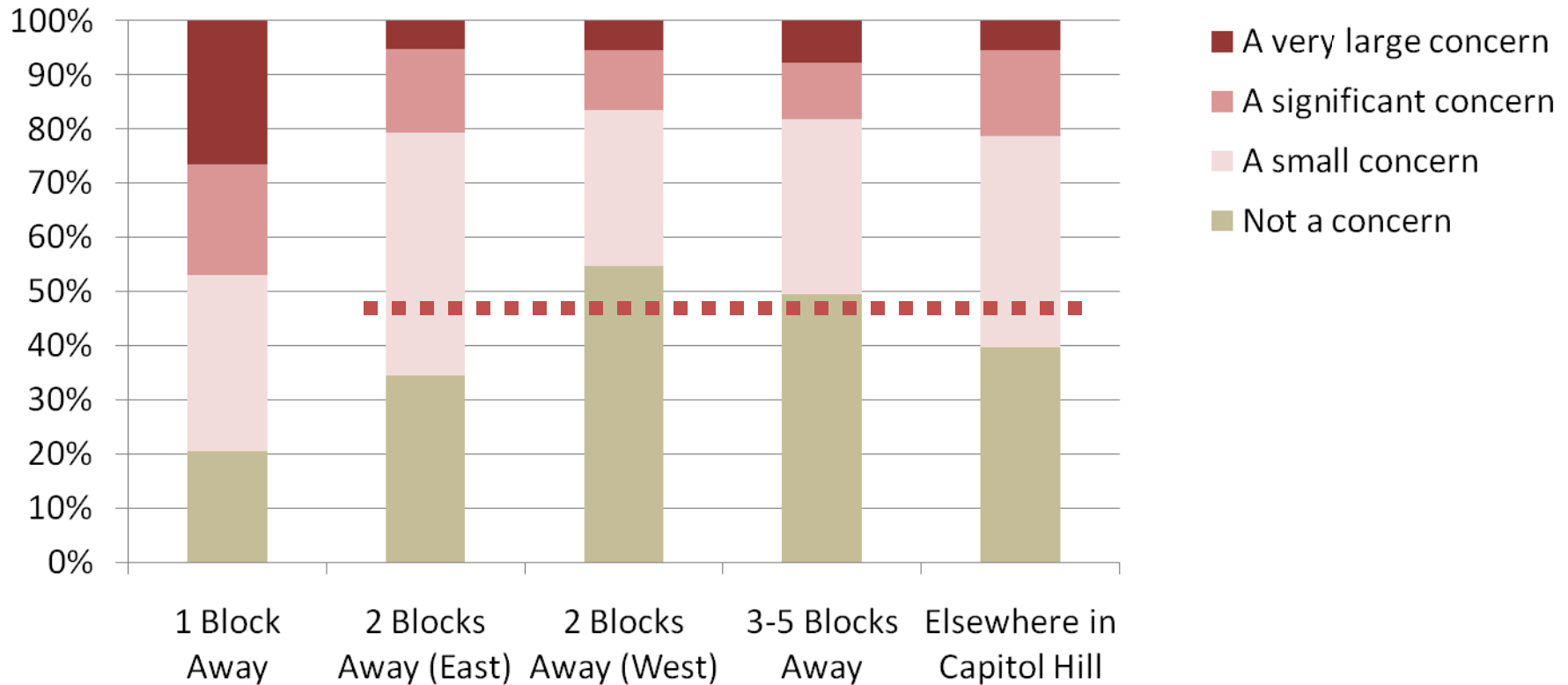
Most Residents Believe Additional Restaurants Will Not Impact Crime

How additional restaurants would affect crime where I live:



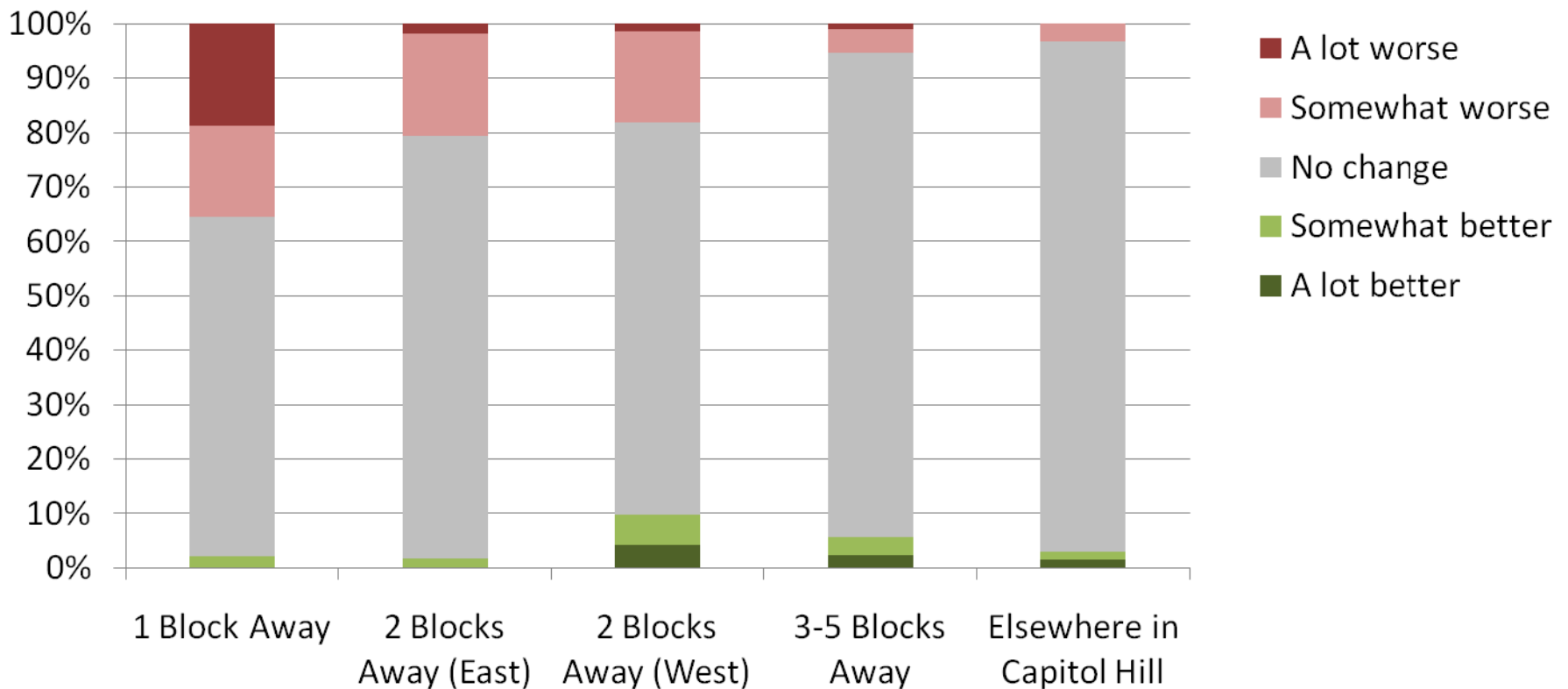
Concern Over Public Drunkenness and Inappropriate Behavior Remains Small 2+ Blocks from BR

Perception of public drunkenness / inappropriate behavior where I live:



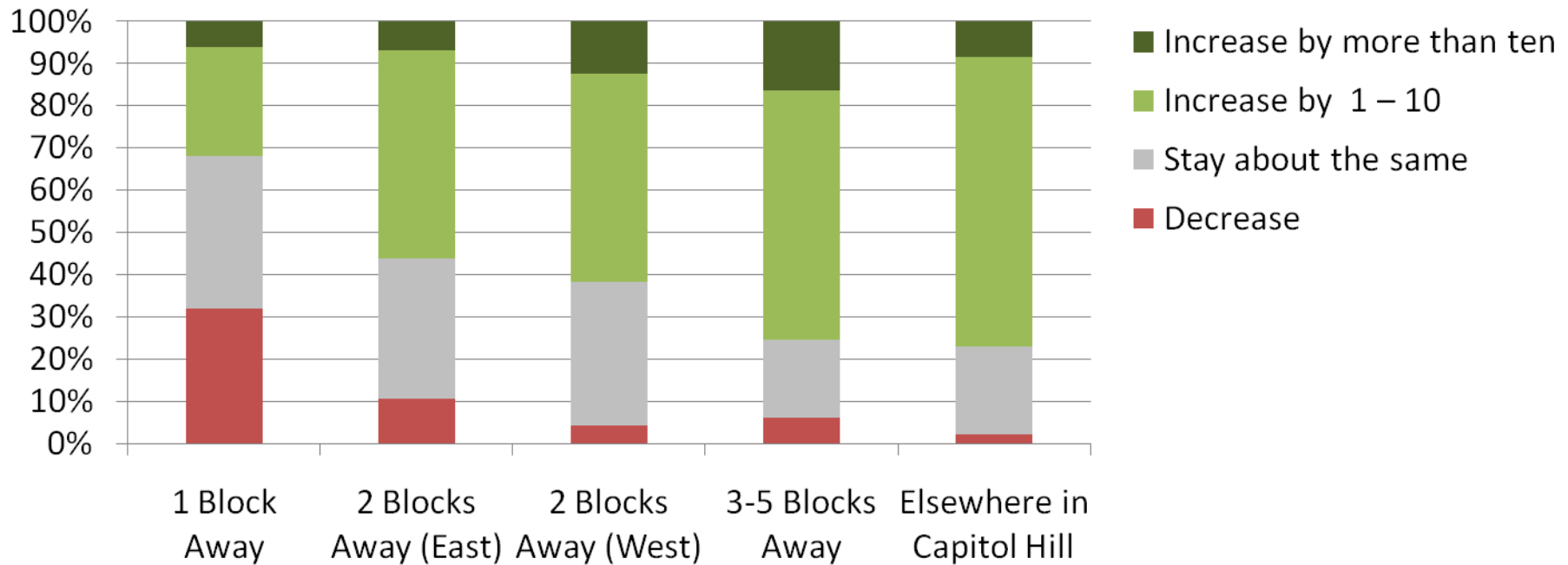
Most Agree Additional Restaurants Will Have Little Effect on Public Drunkenness and Inappropriate Behavior

How additional restaurants would affect inappropriate behavior where I live:



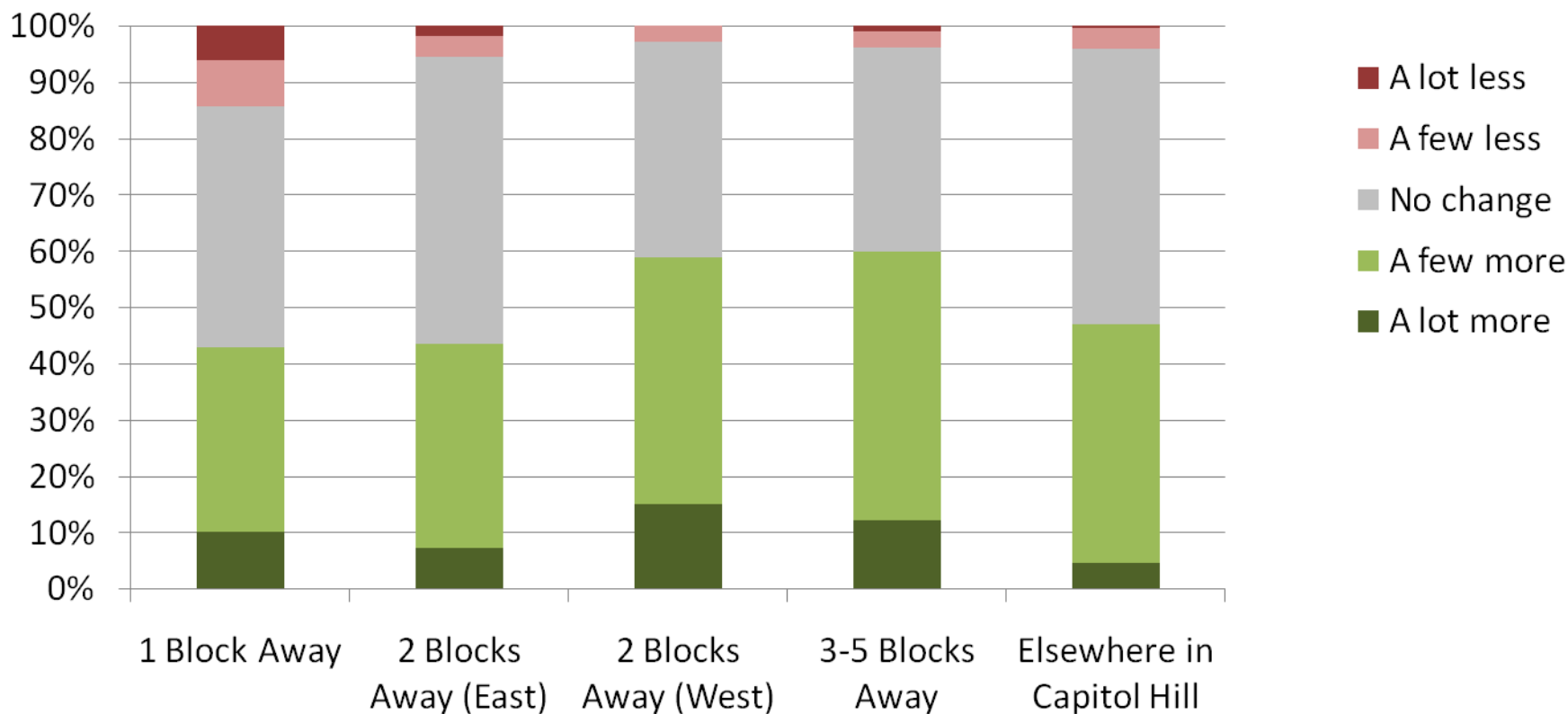
A Majority of Residents Would Like to See an Increase of 1 to 10 Restaurants

- Closer to BR there is more resistance to an increase in restaurants
- Those most in favor are 3-5 blocks away: close enough to benefit from the plusses, but far enough not to be affected by the negatives



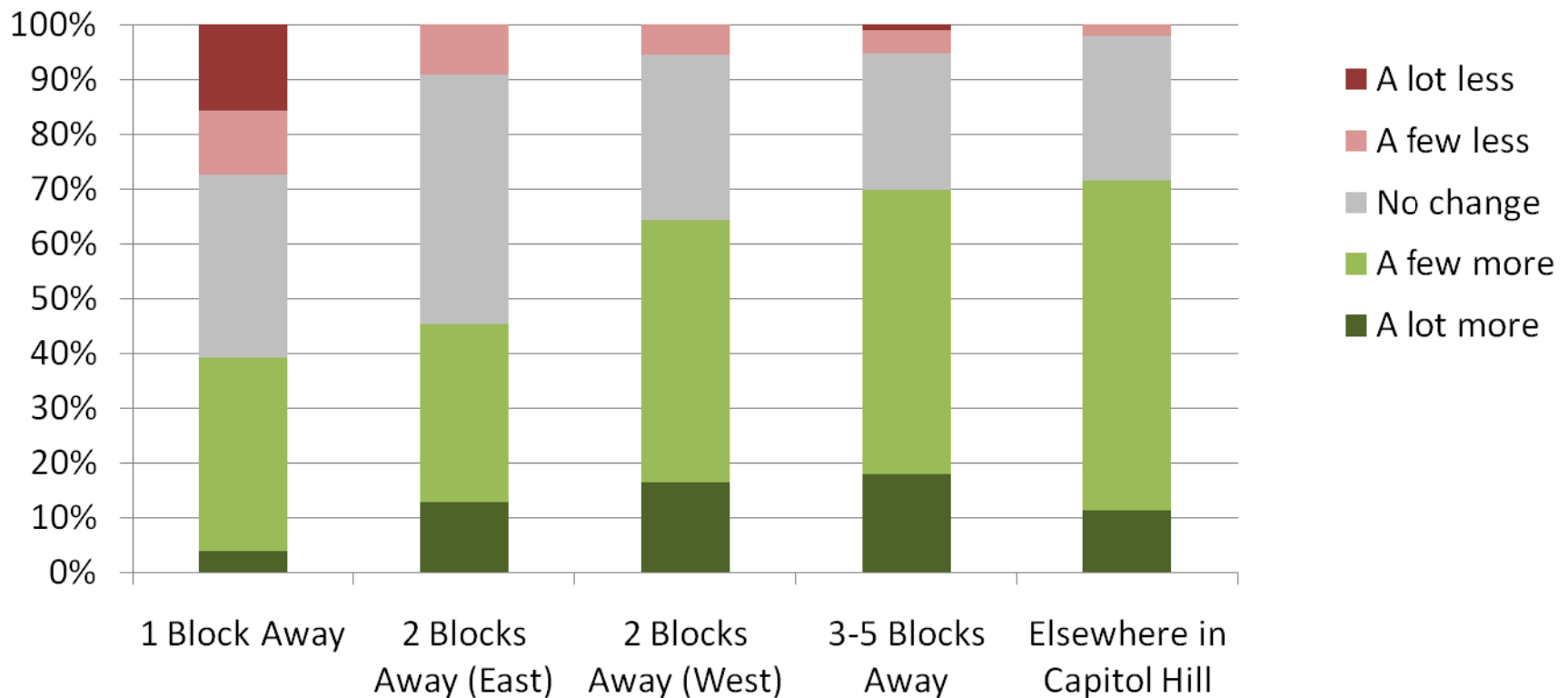
Most Residents Would Like A Few More Fine Dining Restaurants or No Change in the Number

Would you like Barracks Row to have more or less **fine dining**?:



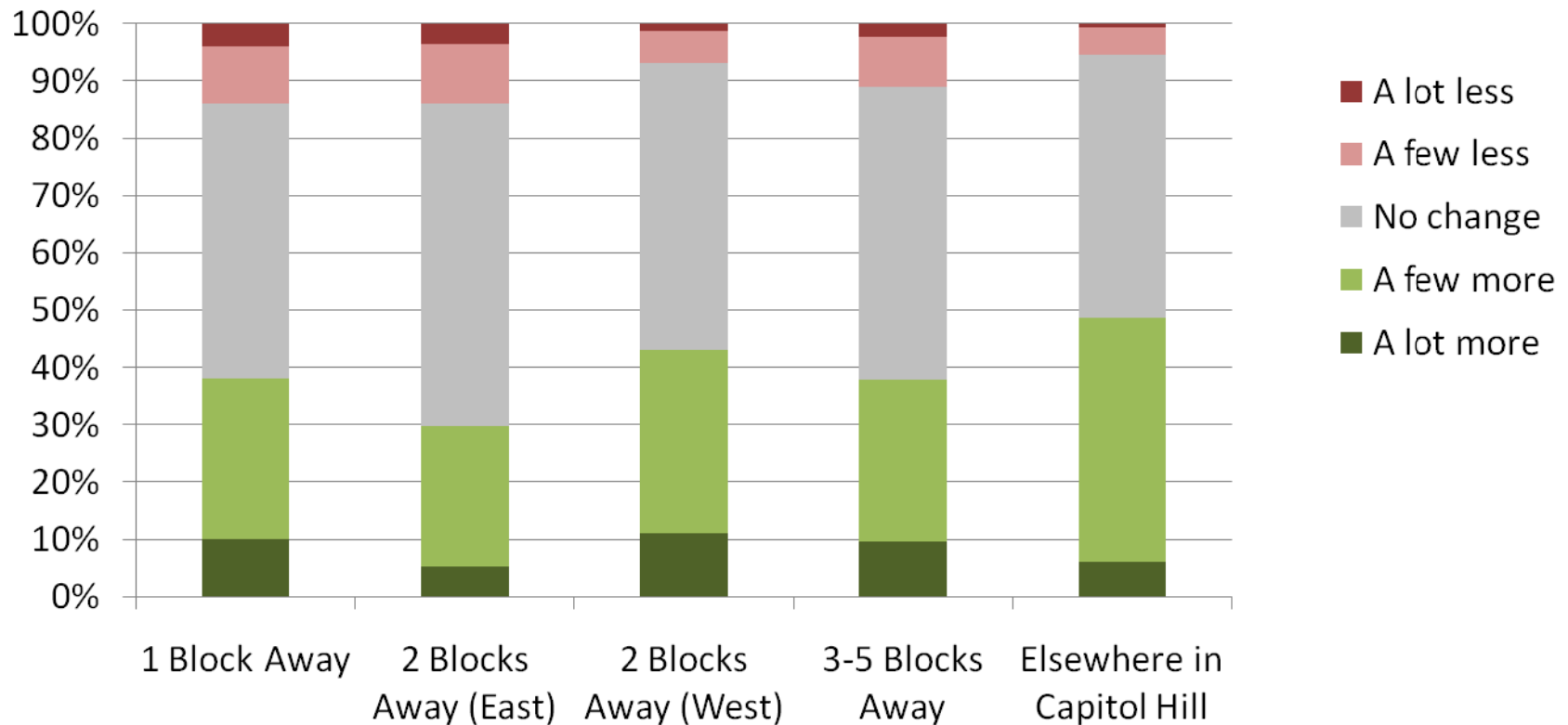
Casual Dining is Slightly More in Demand than Fine Dining for Those 3+ Blocks from Barracks Row

Would you like Barracks Row to have more or less **casual dining**?:



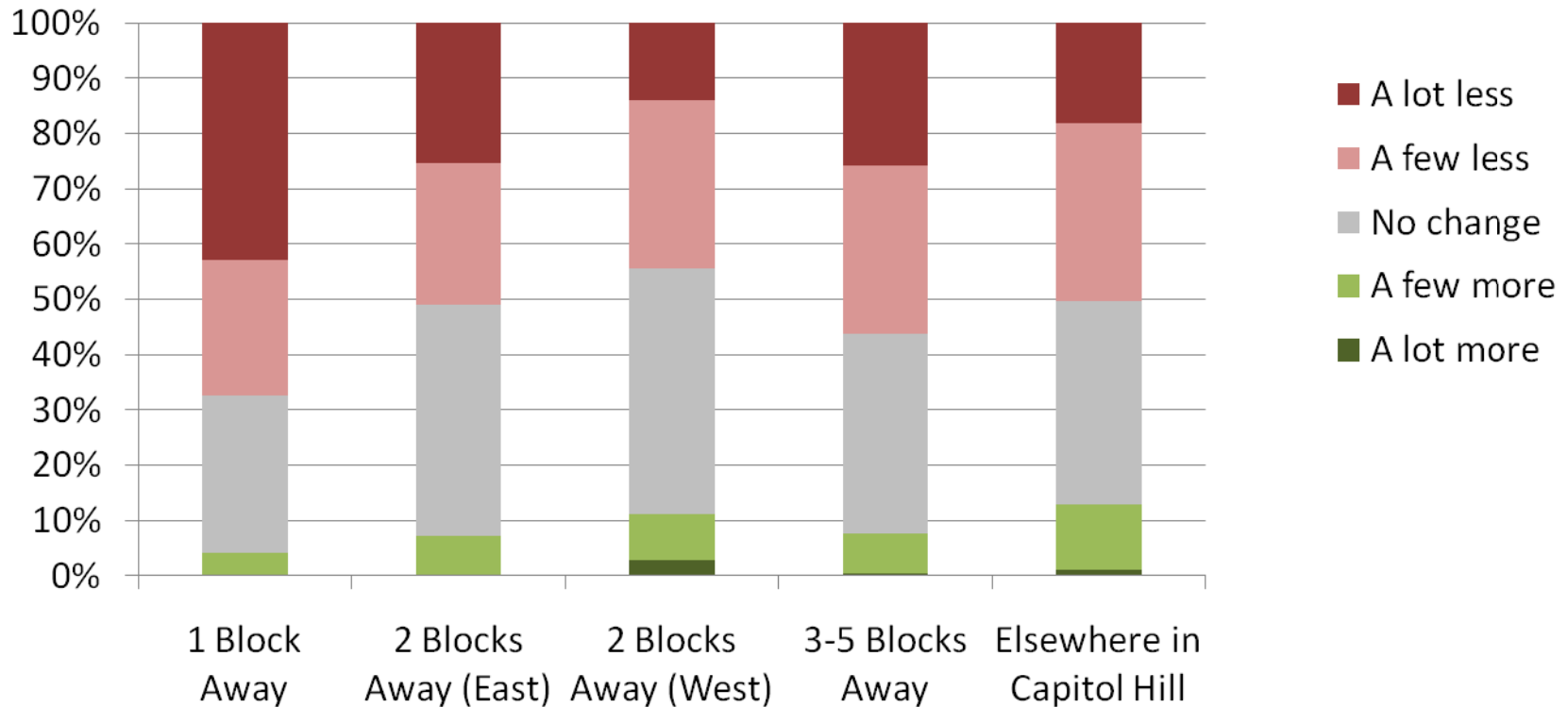
Most Residents Would Like to See Either a Few More Family-Style Dining Options or No Change in the Number

Would you like Barracks Row to have more or less **family-style dining**?:



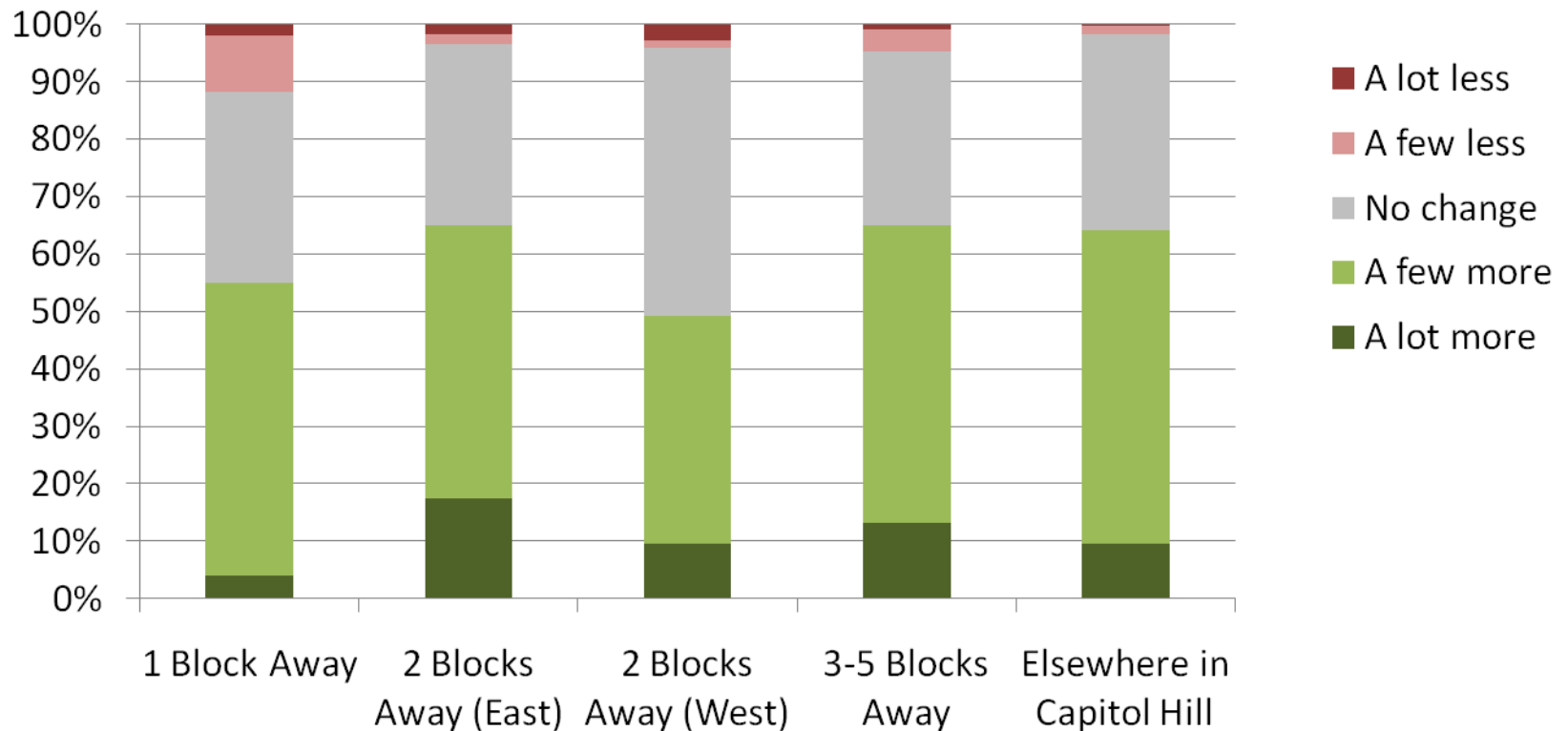
Fast Food is the Least Popular Dining Option: A Majority of Those Within Five Blocks Would Like to See a Decrease in Offerings

Would you like Barracks Row to have more or less **fast food**?:



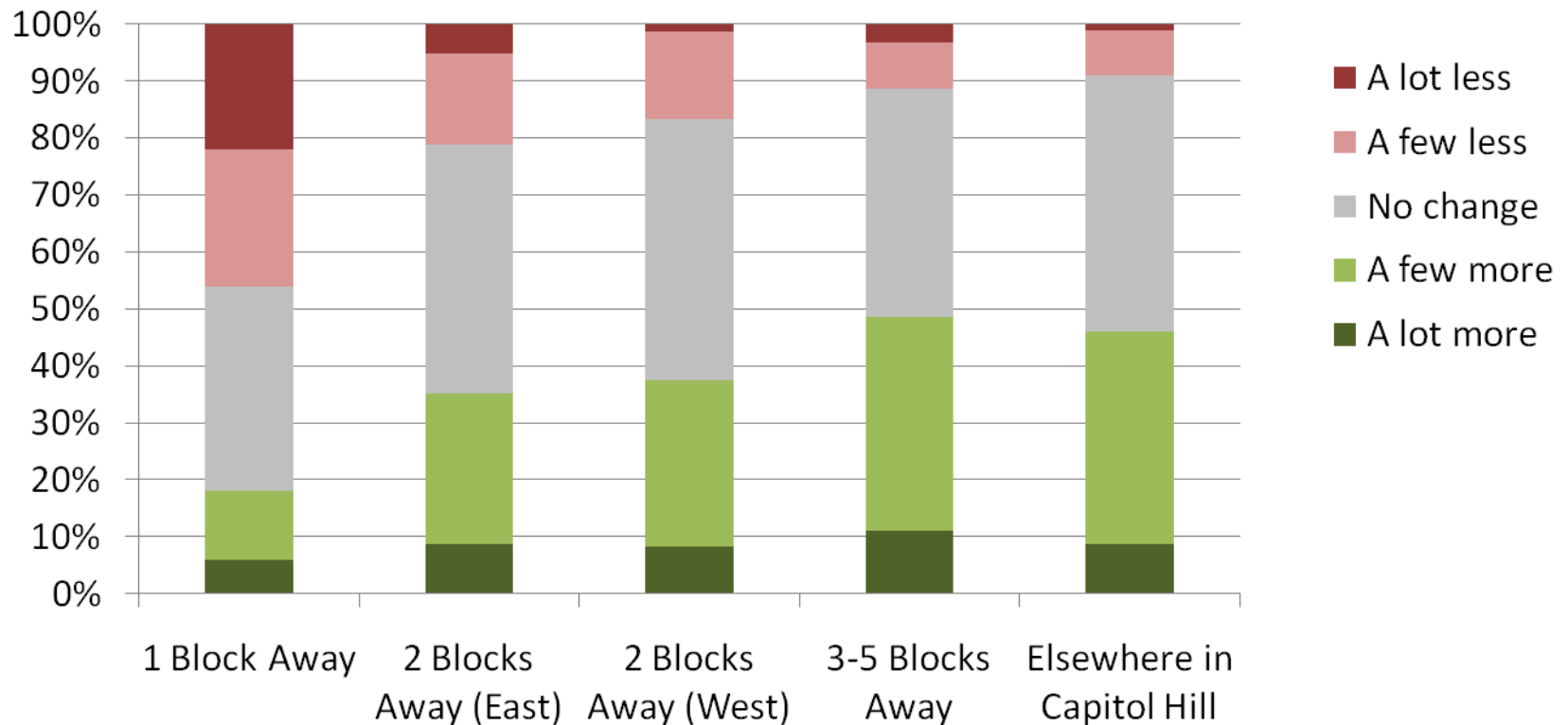
A Slight Majority of Residents Would Like to See A Few More Coffee Shops

Would you like Barracks Row to have more or less **cafes / coffee shops**?:



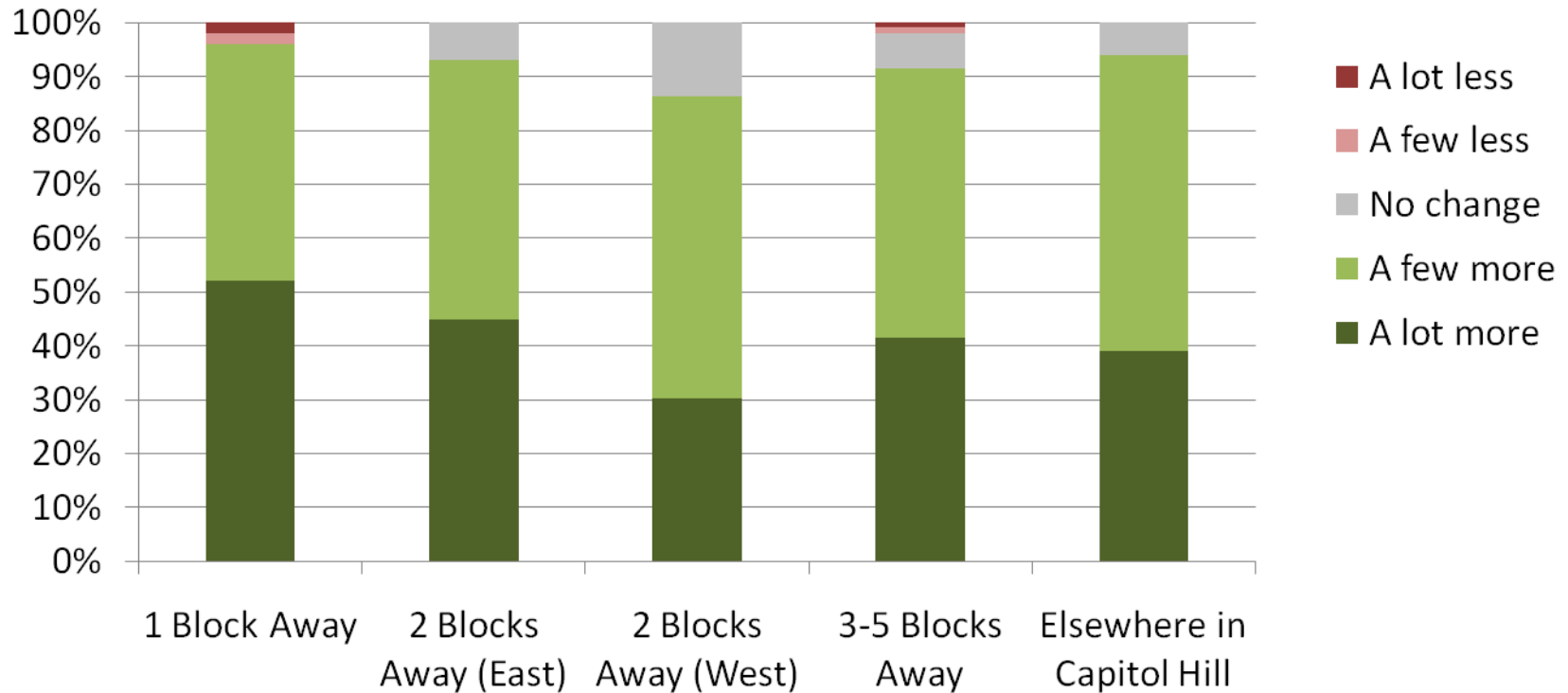
Residents Within One Block of the Row Want Less Bars; Those 2+ Blocks Away Would Prefer a Few More If Any Change At All

Would you like Barracks Row to have more or less **bars / pubs**?:



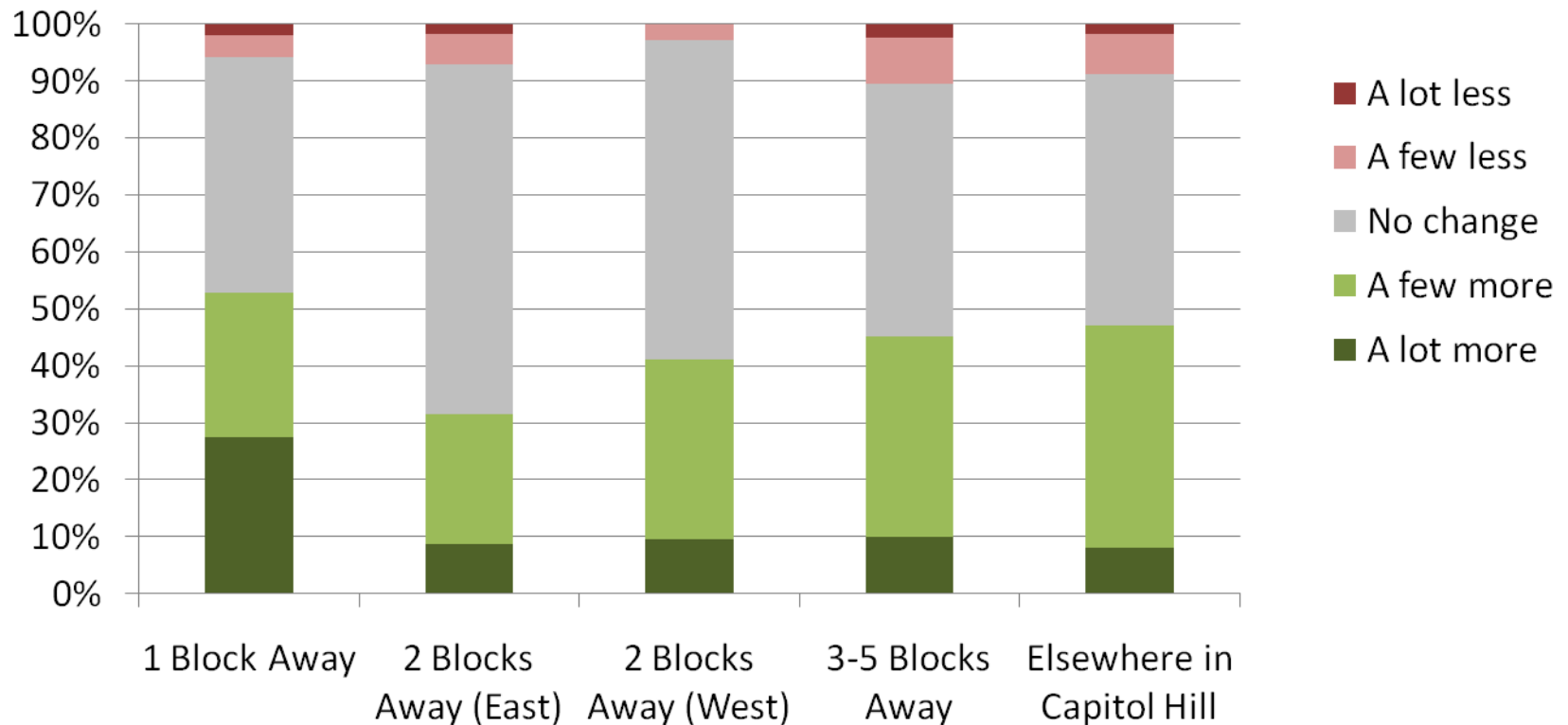
Responders Were Nearly Unanimous in Wanting More Retail Stores

Would you like Barracks Row to have more or less **retail stores**?:



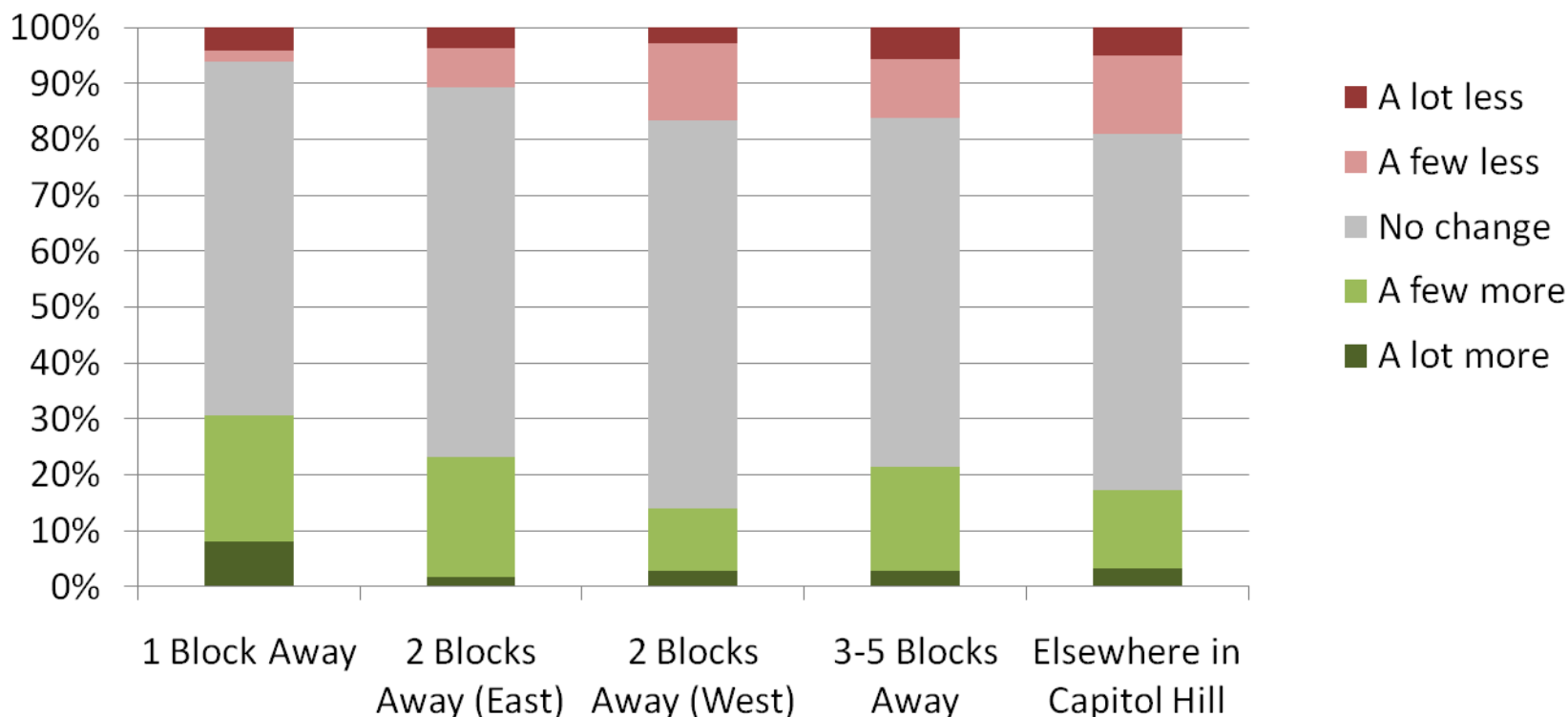
Residents Would Also Like More Services on Barracks Row

Would you like Barracks Row to have more or less **services** (cleaners, salon, etc.)?:



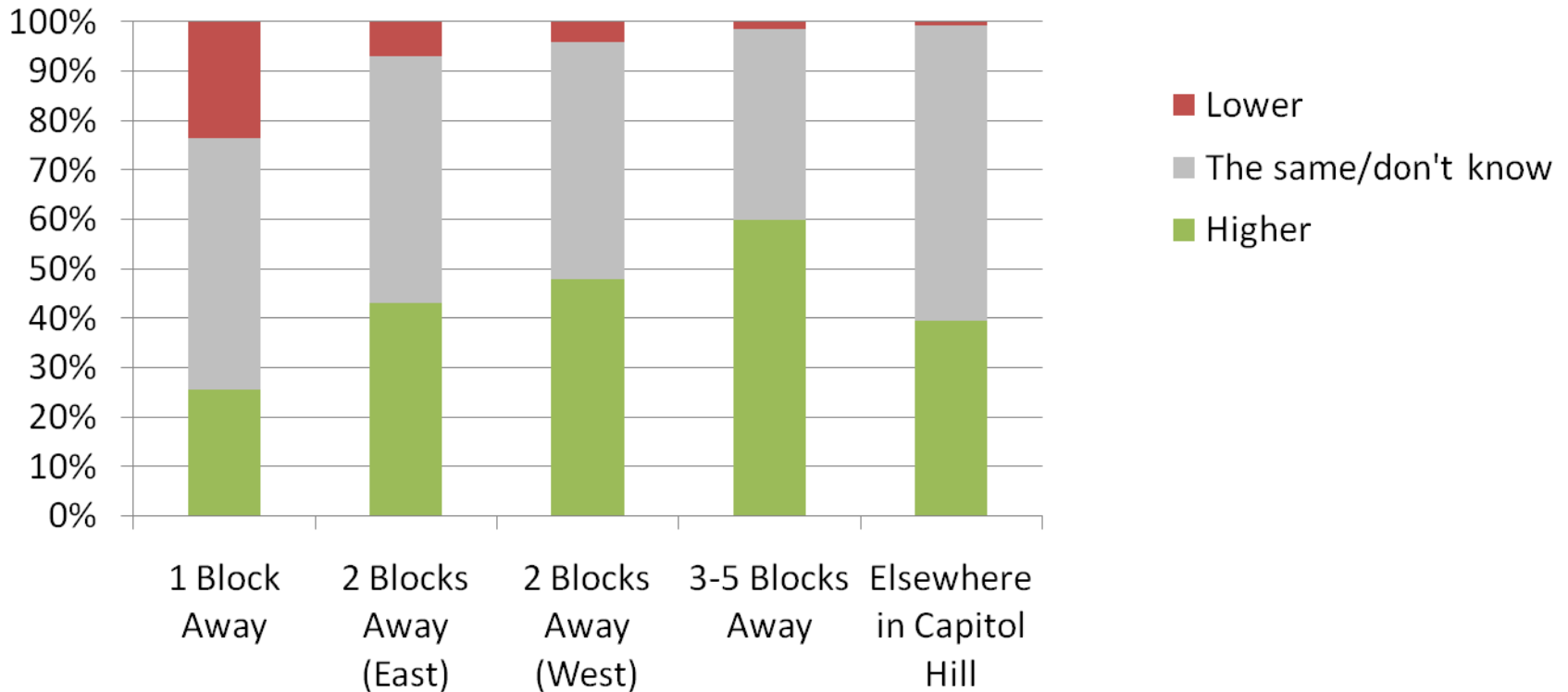
Area Residents Prefer Little or No Change in Offices Usage Along the Row

Would you like Barracks Row to have more or less **offices**?:



Few Residents Believe An Increase in Restaurants Would Lower the Value of Their Home

How an increase in restaurants would impact the value of my home:



SURVEY FINDINGS

- The general impression of Barracks Row is positive with respect to overall atmosphere (e.g. appearance, cleanliness, etc.)
- **Most Capitol Hill respondents (69.7%) would like to see additional restaurants, with most preferring an increase between 1 and 10**
- Of people within one block of Barracks Row: 32% want less restaurants, 36% would like no change in number, and 32% would like an increase in restaurants. Nearly 60% of residents who live two blocks away from the Row want to see an increase in restaurants.
- Fast food establishments are the only restaurant type that a majority of people do not want to see more of
- 43% of Capitol Hill respondents want additional bars and pubs and 15% would like to see a decrease
- There is a strong preference overall for greater variety of businesses – e.g. retail, services
- Concerns about noise, parking, and other potential negative outcomes of more restaurants are greatest within two blocks of Barracks Row. Parking is the largest concern: 62% of people within one block of the Row believe additional restaurants will make parking “much worse.”
- Parking and other concerns are minimal for those who live 3+ blocks away
- By a slim margin, more people within a block of Barracks Row believe additional restaurants will increase the value of their home than those who believe it would decrease its value. Those further away agree that additional restaurants will have either a positive or neutral effect on their home’s value.

Summary of Findings

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Summary of Findings: Barracks Row is Suitable for Additional Restaurant Uses

- The existing transportation access, demographics, zoning, and building stock can support additional restaurant uses.
- Barracks Row is significantly less saturated with restaurant uses and liquor licenses than the four DC neighborhoods with liquor license moratoriums
- Barracks Row does not have the widespread community support that would be necessary create a new (or expand its current) zoning overlay district
- 70% of the greater Capitol Hill community has a preference for additional restaurants on Barracks Row
- Primary resident concerns over an increase in restaurants relate to noise and parking. Those within one block of Barracks Row believe additional restaurants will make these aspects worse. Those two blocks from the Row are more mixed, but still feel some of the negative externalities. Residents three or more blocks are largely unaffected by additional restaurants.
- People would like to see a greater variety of restaurant offerings and a much greater number and variety of retail and service offerings
- The best way to promote a healthy relationship between Barracks Row residents and restaurants is through improved parking, especially in the underutilized lots to the south of the Row

Appendix

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Survey: Page 1 and 2

BARRACKS ROW COMMUNITY SURVEY

Purpose: The purpose of this survey is to understand attitudes toward restaurants and other businesses on Barracks Row. Barracks Row is a three block stretch of 8th Street SE between I St SE and Pennsylvania Ave. The survey is conducted by an independent real estate and planning consulting company called Stover & Associates on behalf of Barracks Row business owners and in collaboration with Barracks Row Main Street. Survey results may be submitted before Advisory Neighborhood Commission 6b to help determine the suitability of additional restaurant uses.

Prize! Four randomly selected survey participants will be awarded a \$25 gift card to the Barracks Row restaurant of their choice.

For more information, contact Jon Stover at Stover & Associates at (585) 773-8619 or visit their website at www.stoverandassociates.com. Thanks for helping to shape the future of the Barracks Row neighborhood!

Q1: If you wish to be entered into the drawing for the prize, please indicate an email address or phone number where you can be reached. (This information will be NOT be used for ANY other purpose and will not be shared.)

Q2: Would you like to receive updates on the results of this survey via the contact info provided above?

Yes: []
No: []

Q3: Please indicate whether Barracks Row has too much, too little, or about the right amount of the following:

	(Way too much)	(A bit too much)	(Just about right)	(A bit too little)	(Way too little)
• Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public transit access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Number of businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Variety of businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Number of restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Variety of restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Number of bars and night life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Variety of bars and night life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q4: How does Barracks Row compare to other DC commercial districts in the following categories?

	(Much better)	(Slightly better)	(About the same)	(Slightly worse)	(Much worse)
• Overall appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public transit access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Variety of businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Restaurant choices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Bars and night life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public drunkenness/ inappropriate behavior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q5: Please indicate your perception of the following aspects of BARRACKS ROW:

(Strong positive aspect) (Minor positive aspect) (Not a concern) (A small concern) (A significant concern)

• Overall appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Trash collection noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other types of noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Inappropriate behavior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q6: Would you like Barracks Row to have more or less of the following?

(A lot more) (A few more) (No change) (A few less) (A lot less)

• Fine dining	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Casual dining	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Family style	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Fast food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Café, coffee shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Pub or bar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Services (cleaners, salon, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q7: The number of restaurants on Barracks Row overall should:

- Decrease
- Stay about the same
- Increase by between 1 and 10
- Increase by more than ten

Q8: If Barracks Row added more restaurants, what do you feel would be the impact on the following?

(A lot better) (Somewhat better) (No change) (Somewhat worse) (A lot worse)

• Overall appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Noise from trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other types of noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Inappropriate behavior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public transit access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q9: How often do you dine at a restaurant on Barracks Row? (Please select one of the six options below)

- Never before
- Once or twice a year
- Every 3-6 months
- Every 1-2 months
- A few times a month
- More than once a week

Q10: How often do you shop at a business on Barracks Row? (Please select one of the six options below)

- Never before
- Once or twice a year
- Every 3-6 months
- Every 1-2 months
- A few times a month
- More than once a week

Q11: Approximately where do you live?

- Within two blocks of Barracks Row
- Within three to five blocks of Barracks Row
- In the Capitol Hill neighborhood, but not within 5 blocks of Barracks Row
- Elsewhere in DC, but not in the Capitol Hill neighborhood
- Virginia or Maryland
- Other

Survey: Page 3 and 4

=== PLEASE ANSWER THE FOLLOWING QUESTIONS ONLY IF YOU LIVE IN CAPITOL HILL. ===

Q12: Please indicate your level of concern regarding the following issues IN THE AREA WHERE YOU LIVE:
 (Not a concern) (A small concern) (A significant Concern) (A very large concern)

• Overall appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Noise from trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other types of noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Inappropriate behavior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public transit access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q13: If Barracks Row added more restaurants, the impact IN THE AREA WHERE I LIVE would be:
 (A lot better) (Somewhat better) (No change) (Somewhat worse) (A lot worse)

• Overall appearance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Cleanliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Noise from trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Other types of noise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Inappropriate behavior	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Public transit access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q14: For how long have you lived in your current neighborhood?

Less than one year One to five years Five to ten years Over ten years

Q15: Because of the Barracks Row commercial district, the price/value of my home is:

Higher Lower The same/don't know

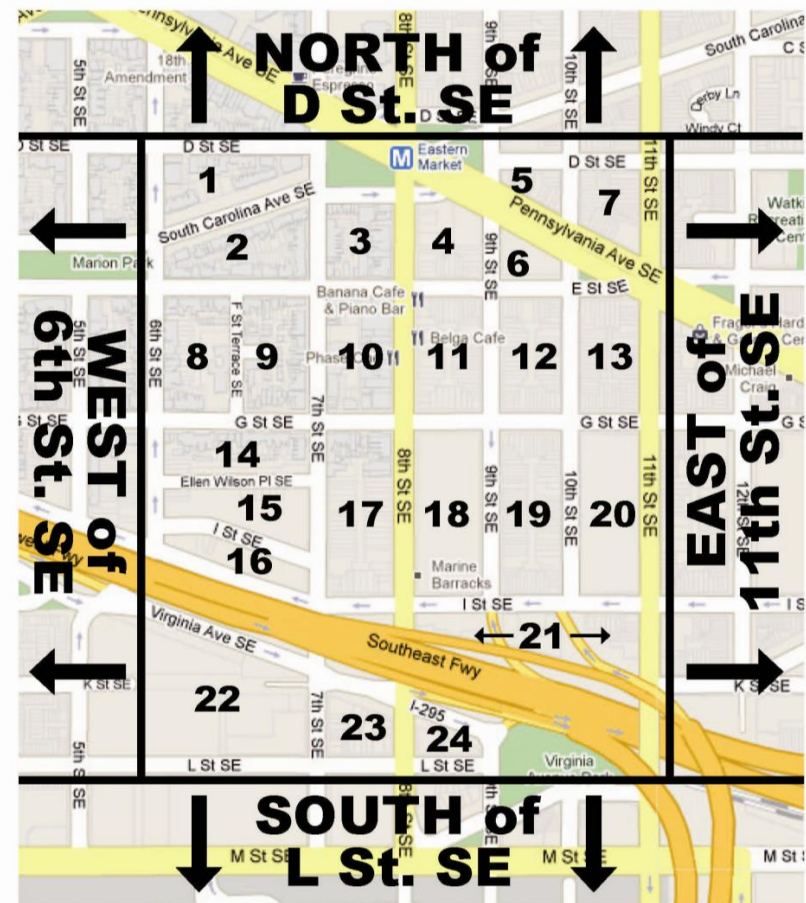
Q16: If Barracks Row added more restaurants, the price/value of my home would be:

Higher Lower The same/don't know

Q17: If Barracks Row added more shops and services, the price/value of my home would be:

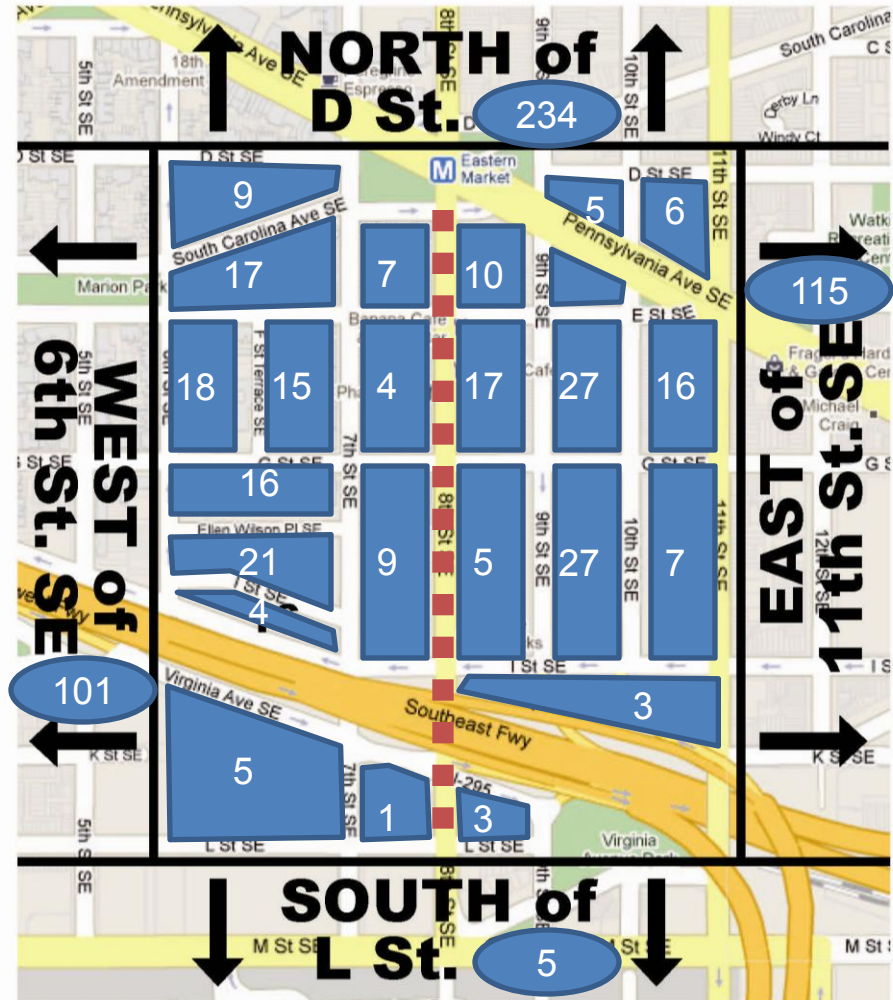
Higher Lower The same/don't know

Q18: Looking at the map on the back page, please indicate the approximate location of your home:



Number of Survey Respondents By Location

- The number of respondents from each location is indicated on the map to the right
- Total respondents from door-to-door survey and online survey who live in Capitol Hill: **728**
- Total respondents within 1 block of BR: **56**
- Total respondents 2 blocks to the west: **78**
- Total respondents 2 blocks to the east: **57**
- Total respondents 3-5 blocks from BR: **213**
- Total Capitol Hill respondents more than six blocks away from Barracks Row: **284**
- 40 respondents did not know the location of their home relative to Barracks Row, skipped the question, or responded with a location that conflicted with an earlier answer



Survey Respondent Comments

#	Comment
1	More vegetarian food options would be greatly appreciated.
2	Garages with free parking at lunch time (12-2) on weekdays, after 6pm on weekdays and weekends (but only with validation from a Barracks Row) would do WONDERS for how often I and many others frequented Barracks Row. I can't tell you how many times I personally or groups deciding on places to eat have said "oh I don't want the hassle of going over there" and chosen somewhere else like New York Pizza, which has a parking lot. More restaurants or retail would be nice, but the current non-restaurant offerings are awful, seriously. The video stores are either bankrupt or solvent only because of porn sales. Then there's cell phone places, too many shady pizza take-outs with bullet-proof counters, and tax prep services galore. If we had some book stores, office supplies. High end fast food like Chipotle or Panera would be wonderful. Also, places for people to sit and study or read with wi-fi would enhance the quality of traffic at Barracks Road.
3	I do NOT support the recent ANC votes against liquor licenses. Barracks Row needs more restaurants and bars, there are still vacant and underutilized lots along the street. More vibrant businesses is good for Barracks Row.
4	Would love to see better quality fast food like a Chipotle or 5 Guys, no McDonalds or Burger King type restaurants. Also, my kids love the Popeyes but it could really use an interior update. Like the idea of the hotdog place but come on \$5.00 for a dog-not return visits from me. We desperately need a good Chinese restaurant. That restaurant on 8th Street serves dog food.
5	I really appreciate all of the thought the community is putting into this. I would like to see more retail development south of L St - it's hard to find an incentive to walk down there from the north end of Barracks Row.
6	I love Barracks Row - I have lived in the area for 3 years now and it has only gotten better. I feel comfortable in this neighborhood and love the restaurant and bar selection. Keep it coming! Great neighborhoods grow for a reason!
7	I support additional bars and restaurants in Barracks Row to make it a destination area for people. I understand the concerns about trash and noise and thus the need for balance/regulation, but for myself, I come to Barracks Row for dining and nightlife and I think many others do as well - a few more options would be great.
8	All good surveys give an option of don't know, no opinion, etc. as appropriate for every question. I am one block east of the big block. Whatever goes in to Barracks Row should be more upscale. I think demand will dictate what is provided.
9	We need MORE on Capital Hill. There is certainly demand for more restaurants. My wife and I go to 8th St. several times/week and all the quality restaurants are always full. There's plenty of capacity for more. And Barracks Row will NEVER be Adam's Morgan -- it is a neighborhood dominated by people past the party stage of their life, mostly married couples and often with children. And adding restaurants wouldn't do that, only adding the Brass Monkey and Millie & Al's would. If any place on the Hill would go that route, it would clearly be H Street, not Barracks Row. There is simply no way that both would turn in that direction. Finally, don't forget we have almost 10% unemployment -- the area needs jobs!!
10	One of the primary reasons that my husband and I continue to CHOOSE to live on the Hill is the increased options on 8th street. We enjoy being able to walk to restaurants and shops rather than having to get in our car and drive...that is why we choose to live in the city and on Capitol Hill rather than NW DC. Having seen the turn around of 8th street from 10 years ago, we couldn't be more please and grateful for restaurants and retail and look forward to more options.

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Survey Respondent Comments

#	Comment
11	I am concerned about Barracks Row and H Street as well, with bars forcing rents up beyond what a retail business can afford to pay. I do not like the idea of a moratorium because that amounts to preferential treatment for those that are grandfathered in. Perhaps property taxes should rise to reflect rent being charged and business volume. I know that I checked some fo the restaurants on H Street a while back and they were assessed at far below their actual value.
12	I've been living on Cap. Hill since 1996 and highly approve of the changes I've seen on Barracks Row. Nonetheless, I believe the area really needs a better mix of businesses, specifically, it needs more retail. I don't necessarily want to go out to eat all the time, but I would go to the Row to do shopping more often than I go now. Some cute little household-item stores, independent clothing stores, maybe a bookstore--all would attract a lot more people to the area, I think.
13	It would add greatly to the neighborhood to have more retail businesses that serve the neighborhood population, so that people would have to make fewer trips to the suburbs.
14	In my view, Barracks Row should be looking to improve the quality and diversity of its shops and restaurants. A number of the restaurants and shops are lackluster, and although there has been improvement in the last few years (and there a number of great places), I find it hard to believe that plans by two established local places (Nooshi and Moby Dick) were voted against.
15	Barracks Row is in desperate need of a good sushi restaurant that delivers, a frozen yogurt shop, and retail stores (Gap, Banana Republic, boutiques) in addition to more restaurant options that are different from what is already there. Delivery option is key. These are the concerns I have heard from members of the community.
16	I lived on the 700 block of 9th St. SE (block 19 on the Map) for 16.5 years.
17	We need more modestly priced eateries on Barracks Row. You can't have a burger and a soft drink for less than \$20 in the restuarants now operating. If there were more value-oriented restaurants, I'd dine there more often.
18	more variety in retail will help bring more people to the area and help with crime and cleanliness.
19	"inappropriate behavior" is too vague a term for my concerns. I am not worried about the bhavior of customers at the better places on Barricks Row. I am however very concerned about inappropriate behavior from people who loiter for long periods of time in the area, and often are making offensive remarks to women (of any age). I strongly believe that more and better and varried establishments in Barricks Row would help stop this behavior.
20	I think we should keep developing Barracks Row in as many ways as possible!
21	Personallly I believe that we should welcome any and all businesses into the community that are willing to adhere to our rules, including, among other things, architectual guidelines. The more business that come, the more business that will come - I think it is a positive circle that will positively fee - afterall, the more people that come to our neighborhood = the more business that will open to serve those folks = more businesses, etc.
22	Please! No more restaurants! We need services! I'm tired of having to drive to the burbs for them.
23	I live in Capitol Riverfront and we need more options on places to eat/go out even if its not right in the Riverfront neighborhood. Barracks row has great options but more places would add better variety. Also, would love to see the circulator run past 7 on weekdays and also on weekends.

Survey Respondent Comments

#	Comment
24	I would eat there more often if I could afford it.
25	We desperately need a good sushi restaurant!
26	The area could use an independent coffee house/cafe and another local market/grocer. The 7/11, Popeyes, and empty store fronts are issues. Also, there MUST be a cross walk and signs put in at 8th and D street, I can't believe there isn't one now. Even where there are cross walks, the pedestrian call buttons do not work along 8th and you just have to sit and watch the clock count down form 90 seconds or play Frogger across the busy road. These are actual problems.
27	I live on the edge of the Hill, nearly a mile from Barracks row- so that's why I don't think they will affect my property values. That said, I think they will definitely improve those in the immediate surrounding areas. More shops and restaurants will bring more patrons, a higher tax base, and quality of life for those of us on the Hill. I definitely like to socialize on Barracks row and would do so even more with increased businesses and restaurants.
28	We've lived first on the 300 block of 9th Street SE and then on the 200 block of 10th Street SE since 1972. Eighth Street is prettier now but less useful for the needs of everyday life. I miss the art supply store, District Lock and Hardware where you always get a key made that worked the first time, the automotive store, the vet, the thrift store, the movie theater, the crafts store (not to mention the dime store at PA and 7th). Of course, some of these businesses left before 8th Street's transformation but new ones like them can never come in now because their old buildings have been taken over for food and drink services. Worse, since the street has become a "destination" the restaurants are too noisy and crowded for pleasant spur-of-the-moment dinners that we used to regard as our consolation prize for losing useful stores. This place is headed the way of Adams Morgan, and that's not a good direction for this community.
29	I would shop more frequently on BR if there was a greater mix of retail. I used to go once a week to the office supply store. Dr. Murphy is my vet. I anticipate the loss of My Frame of Mine where I do all my framing. I frequent the now closed pet store which was conveniently located next to the vet. As indicated, I rarely eat on BR As I live in the neighborhood and eat at home. Large number of restaurants are primarily for non Hill folks while retail makes the Hill a true community and BR truly Main Street USA instead of restaurant row.
30	I'm a homeowner who has resided at 14th and South Carolina Ave SE since 1996 (and rented nearby between 1987-1996). I absolutely love that the Barracks Row commercial district is within easy walking distance from home, and would like to see well-planned growth in the area (i.e., a few more restaurants and stores that do not duplicate but compliment the existing businesses).
31	Parking lot below SE/SW freeway on 8th is underutilized. Should consider having a golf cart shuttle running people up the block. Consider making the parking free for a couple of hours with a receipt or validation from one of the businesses. -- Create a valet parking program where cars would be parked in the lot underneath the freeway. -- Should create incentive for new businesses on southern end of block, particularly past the freeway. Large businesses like the planned Bavarian Beer Garden can be great anchors to bring people further down the block. Would be a place where large bars/restaurants/entertainment would have least impact on neighbors. -- Better signage to advertise fact that Circulator Bus runs to Nationals Stadium and Union Station. -- More Capital Bikeshare stations, especially north Capitol Hill, would be great way to provide alternate to cars. -- The guys in blue caps who clean up trash are wonderful. -- Consider a program where restaurants could post brochures on nearby stores and attractions to better advertise. Kind of like what hotels have with tourist spot brochures, but smaller. -- Organize some sort of promotion or festival across businesses to celebrate Nationals opening day, positioning the Row as THE baseball neighborhood. -- Do a fundraising campaign where people could get their name on a brick on sidewalk for a donation. -- Commission one of those "Images of America" books on history and old pictures of Barracks Row, just like exists for Capitol Hill and other neighborhoods in DC.

Survey Respondent Comments

#	Comment
32	Sorry, image for question 7 is not visible in my mobile browser. I live in Square 877. If neighbors are concerned about parking, I would suggest a third party study of the cause of the perceived shortage. In my experience there is ample street parking during the day and less in the evening and over night - suggesting that the "shortage" is not people driving here to eat but instead residents from the neighborhood returning home after driving to work.
33	The area needs a Whole Foods. This would increase the value of homes substantially. On Pennsylvania Ave SE between 12th and 13th streets needs some more shopping, restaurants, etc, and to get rid of any eye sores.
34	I hope to see additional retail shops on Barracks Row and have no problem with additional restaurants and bars as I believe they enhance the neighborhood and the value of my home. I hope that planners and the City can develop incentives to attract more retail shops.
35	IT MAKES NO SENSE TO HAVE TO RIDE AROUND FOR OVER A HOUR TO FIND PARKING WITHIN 3 BLOCKS OF OUR HOME. WE HAVE TO FIGHT THE CUSTOMERS AND THE VALET PARKERS FOR A SPACE. OUR CARS ARE BEING SIDE SWIPED REGULARLY.
36	My biggest concern is what might happen is the marine dorms opposite my house were vacated, as has been suggested might happen. I wouldn't want new restaurants to be there, but I also would not like to be left with a direct view of the highway. In general I really love the restaurants and bars on 8th Street. They are fun but still cater to the older crowd of people who like an evening out. The bars are not really aimed at the under-30 crowd, an age group that dominates the bars of most areas of the city. I think that CAVA, Matchbox and Belga offer ideal environments in terms of quality of dining and atmosphere, as well as popular fun bars that are not too loud, but also not boring. I encourage and support the new fine dining restaurants. It would be good if they weren't all owned by the same person as a number of the (admittedly decent) places are quite similar in interior decor.
37	We are in favor of more restaurants, particularly inexpensive, casual restaurants that families and people of all income levels can get good food on a weeknight. We want more variety on Barracks row, more good cheap ethnic food, more quick eats that are not chains. No more bad hamburger and beer places or "grilles" that serve the same American food.
38	This community becomes less convenient and less desirable if we continue to lose retail. It is very difficult to park anywhere near my house between 6 and 11 p.m. This is a safety concern after dark.
39	I live in Navy Yard neighborhood. Would love, love LOVE expanded circulator service. Would definitely go out to eat/shop at Barracks Row more often if the circulator ran in the evenings and weekends.
40	Parking is the number one issue for residents. Please please turn all the parking in front of our houses into Zone 6 resident only parking, 24 hours a day, 7 days a week. Better yet, give us a sub-zone so that Zone 6 residents from outside the immediate area will be encouraged to walk rather than drive a few blocks and park on our residential streets. Number two concern is noise--namely, the rude, inconsiderate patrons of the restaurants and bars that return to their cars on our residential streets in the middle of the night yelling, shouting, singing, arguing, laughing, fighting--all in loud voices, oblivious to the fact that people may be sleeping in the houses; and the many food service trucks and waste pickup trucks that barrel down our formerly quiet, residential street at top speed at all hours of the night. After many complaints and letter to restaurant owners, the waste pickup trucks stopped picking up before 7 am (which was illegal anyway), BUT they still barrel down our street at all hours! Other cars cannot get past them on our narrow street. Please give us "No Trucks" signs at both ends of our residential blocks and force these commercial vehicles onto commercial streets where they belong.

Survey Respondent Comments

#	Comment
41	I would like to see healthier choices, live music!
42	We need nice restaurants, not bars or cheap eats. Also retail like a good sports/running shop and other interesting speciality shops, not big clothing stores like Georgetown.
43	I am unsatisfied with both the number and variety of restaurants on Barracks Row. The ones I patron are often overcrowded and require a wait. I don't like waiting for "just okay" food. Also, there are a number of empty store fronts on 8th St. Why leave them empty if bars and restaurants want to open? The more businesses that open the better it is for everyone (even the current businesses b/c it will draw people to this area). I'm not concerned with parking since the parking under 395 is underutilized. If residents are concerned with losing street parking the street parking should be rezoned residential 6 only. The metro is so close that visitors should be encouraged to take that. You should also think about a shuttle between Barracks Row and H St. NE.
44	Like community events like Santa, 4th of July parade, etc.
45	I am very interested in greater diversity in businesses beyond restaurants and bars. I would also see the beginning of Barracks Row, from Duncan Donuts and Starbucks, cleaner. The whole area around the bus stop always looks seedy.
46	As a Hill resident for over a decade and former Capitol Hill employee, the gentrification of the area and improvement of Barracks Row has been strongly positive. Adding some more restaurants/shops/bars would be an improvement, but we still need to clean up the pan handlers.
47	A really nice bookstore/cafe and live music venue: jazz, blues, folk, country, classical, a place that could promote a variety of musical forms. It's a little dull in this area. Could generate local jobs for artists and musicians. A neighborhood gallery might be nice too (is there one already if so let me know by email sumareh@gmail.com) thanks
48	We are not opposed to more businesses on 8th street, but we are also in favor of new restaurants opening on 8th Street because we enjoy them, and it is better for our property values to have restaurants in spaces that would otherwise be empty store fronts.
49	I'd like to see those sketchy fast food/low cost eateries go. Fine to keep Subway etc. but if we get some nicer more family-friendly restaurants and fine dining establishments, I think it improves the overall feel and look of the neighborhood, and the rif raf will find other places to hang out. Look what revitalizing 7th Street NW did down there!! I'd love to see that happen to Barrack's Row.
50	7-Eleven is the drag on 8th St. If they were not there the overall atmosphere would improve significantly. The only times I or my family have been hassled on B Row is by people hanging around 7-Eleven.
51	Definitely welcome more restaurants, bars and retail stores. This would improve the neighborhood appearance and increase home values. This would obviously also bring more people to the neighborhood and make finding a parking spot more difficult, but I'm fine with dealing with that one or two nights a week.
52	I have lived here for over four years, and even in that time Barracks Row has improved considerably, especially in terms of restaurant selection. Please do not let a "them" scare restaurants (expensive and inexpensive) and other businesses away from the area. There is no way this area will ever become Adams Morgan - which actually has a pretty good mix of types of businesses any way.. Also there are barely any bars that play loud dance on this street (although sometimes I wish there were a few places to dance in the neighborhood!). Yes, it would be awesome if there were more retail stores, but I don't think new restaurants are the only reason retail struggles on 8th St.

Survey Respondent Comments

#	Comment
53	More restaurants and bars would be great for attracting young people to Capitol Hill. I'd love for more of my friends to think of Barracks Row as their destination for a night out, instead of Dupont or Adams Morgan. The NIMBYs need to understand our neighborhood is evolving for the better. Thank you.
54	please no more liquor licenses or restaurants or bars. useful retail stores or coffee shops, bakeries, etc. would be great.
55	Need more gyms
56	I welcome restaurants, bars, and all appropriate businesses into our area. We do not think that a vocal minority should determine what the local economy will and will not support. I urge you to work with the ANC to find immediate remedies for the deplorable parking situation. For instance, blocks near Barracks Row need to be for Ward 6 only. The public parking under the freeway should be free for the first four hours. We need better parking enforcement around here as well.
57	I live within a mile of Barracks Row. What I like is that the Row/Eastern Market is much more family oriented than other restaurant districts in the city. I can take my little kids and my 80 year old MIL here....I would like to see some more restaurants moving down Penn towards Potomac metro.
58	One of the biggest noise problems is an over eagerness on the part of the police to use sirens excessively. Community Connections needs to address the patients/clients who trash the park.
59	I understand the concerns of the immediate residents of Barrack's Row, but the area is still packed. Therefore the market can bare more resturants. Can't we "encourage" or force them to move down E. Penn Av. There is lot's of space, better metro access, more street parking and lower density of residents on Penn. That would meet the demand, but not add to the congestion of 8th st. In the past, some residents have fought greater development (Dulce was kicked out) which isn't helping develop an area that will help all of us by spreading the congestion out, increase housing values and still meet the market demands for more business.
60	This is a great neighborhood, and I love the convenience of all the restaurants on Barracks Row, but the lack of retail is a big concern.
61	The concern would depend on the type of restaurant and retail -- we strongly support cleaning up the block between D and E Streets on the West side of 8th Street. It is dirty and unwelcoming to walk on. Also, I think the area would be more attractive with stable businesses and nicer restaurants. Some of the new businesses that match well with the neighborhood and goals of brining money in are Groovy DC, Homebody, Cava, Matchbox, Zest, the animal store, the frame store, the Thai restaurant, Banana Cafe, Ted's Bulletin, etc.
62	this survey is badly flawed by virtually always omitting a don't know option
63	We use on-street parking and availability has steadily declined. Finding parking within one or two blocks when coming home late is an issue especially when I (older female) am alone.
64	It would be good to add some parking perhaps just south of the freeway or at the Hines school project to provide more parking for the neighborhood. Also, late evening enforcement would be helpful to the local residents. Additionally, I hope the area gradually develops some more retail to improve commercial mix. I am opposed to a moratorium on new bars and restaurants in the area.
65	Barracks Row -- a continuous work in progress. Merchants are responsible and good neighbors. They've learned from the lessons of Adams Morgan and don't replicate the negatives of Adams Morgan here. Also, having a living commercial strip is much better than the wasteland that was here from the late 90's - earlier.

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Survey Respondent Comments

#	Comment
66	Barracks row Bid should stop turning us into an entertainment district.
67	Barracks Row needs to improve in the following areas: 1. Cleanliness (including loitering) 2. Retail (it needs a couple of retail anchors, such as Gap or H&M - this would likely draw in more businesses and restaurants).
68	Restaurants that bring jobs and people spending money in the neighborhood to the neighborhood is a good thing. Let people vote with their dollars/patronage whether or not there are too many restaurants in the neighborhood.
69	I like the current development of Barrack's Row, but I think we could use less fast food and chain businesses, and more small business restaurants and shops.
70	there needs to be a good sushi restaurant on barracks row.
71	I like the variety of restaurants but some of them seem to be really expensive. I like having Chatau Animaux in the neighborhood!!!! I really hate Popeye's chicken because people throw chicken bones all over the neighborhood. Also, can 7-11 do something about the beggars in front of the establishment. They are always begging!
72	Restaurants completely dominate the business character of BR. We have lost an office supply store, and gained a cell phone store for a total of 3! We have no clothing store or auto supply store. The CHBD clean up crew dowse a very good job of cleaning up the area. I ray to personally thank them when I have a chance.
73	the Barracks Row community has changed significantly in recent years - the restaurant operators need to construct a parking facility and provide parking to their patrons - more street parking restrictions are not the answer to the parking problem
74	I would really love to see more evening entertainment - small theater or movie theater, musical events, etc. in the neighborhood - this would bring me over there for dinner before an event much more often. While I'm not opposed to the bars/pubs in the neighborhood, right now I feel that they are the only source of evening entertainment there, which makes it a less appealing area to go to than if there were other things to do in the evening there.
75	The variety of restaurants on Barrack's Row is GREAT! There isn't a lot of public drunkenness (too many marines & cops in the neighborhood for that). Not sure why people are so upset about brining a variety of restaurants/retail into the neighborhood - it's nice to not have to go too far for a good meal. The only thing that sucks is parking but that's all over DC!
76	I understand a small (but vocal) group of neighbors is trying to keep new restaurants from opening on Barrack's Row and is interested in curtailing the number of liquor licenses on Barrack's Row. I am vehemently opposed to both. The restaurants, bars, and businesses on Barrack's Row are one of the reasons why the area is becoming more popular and why house prices are on the rise. Don't curtail the number of restaurants on Barracks Row!!
77	The Barracks Row street sweepers should expand their territory east to Marion Park.
78	I think the more retail and restaurants that come to BR, the less crime, less riff raff and more tax revenue will come to the area. There has to be pull for people to come to the Row besides great restaurants, we need shopping and browsing space
79	Please do not miscontrue my desire for more retail stores for a desire for chain stores. Capitol Hill prides itself on locally owned businesses, and I see absolutely no need for a Gap, a Target, etc. It would be nice to have more boutiques, as you find on U Street in DC, but mostly it would be nice to see 8th Street's storefronts closer to full capacity without becoming a glut of bars and clubs like you see on 18th Street in Adams Morgan. This neighborhood has no need for such a scene.

Survey Respondent Comments

#	Comment
80	Overall I am happy to be a neighbor of Barracks Row. I think there should be a focus on more retail--selling goods. We don't really need more restaurants. I also wonder about the materials chosen of the streetscape (specifically the slate in strip between the sidewalk and curb) which is inappropriate for the amount of traffic, frankly concrete would be better. I would also like to see a regular clean up of gum on the sidewalks, this would make a HUGE difference in Barrack's Row appearance. Thank you for the opportunity to participate.
81	Thank you for doing this survey; I will be interested in the result and hope enough people respond.
82	parking is a significant concern on Barracks Row
83	would like more deli/takeout
84	The problem isn't one restaurant more or less. It's that the street has too many sports bars all drawing sports fans and drinkers. It's boring. No good noodle joints, not enough art, no interesting vibe. Just 20-30 somethings out to party a bit. The street needs some revisioning.
85	Bottomline: prefer no restaurant expansion because of traffic, I don't use them, don't like the food there. There are some plusses.
86	7/11 block looks bad
87	plug parking below interstate. maybe first 2 hours free?
88	There is a tipping point when a busy 8th Street becomes a distraction. Re: parking: make it easier/better to park under or past the freeway to the south of 8th St. Valet parking should be there. Transport people to parking there. Signage to encourage polite/quiet behavior.
89	Panhandling is a small concern. Double parking is a significant concern.
90	metro appearance/lighting is a slight concern
91	movie theatre
92	There is a significant concern with trash dumping (recycling) and deliveries at 5:45am to restaurants. The noise from early morning deliveries and late night recycling would be a lot worse.
93	There is a market for more upscale restaurants.
94	
95	would like sushi
96	Good luck. I love our neighborhood and it's proximity to Eastern Market and Barracks Row
97	Parking availability deminishes during commercial activities on weekdays and weekends impacting residential parking on the surrounding streets inspite of parking places on 8th st., G and Pennsylv ave.
98	I like the idea of more restaurants. We have parking in the back of our community and folks park back there at night (though not allowed they do it anyway) because of the lack for street parking on Barracks Row -- which means that we don't always have our space in the lot. I can see more restaurants bringing in many more cars, though public transportation should be encouraged.

Survey Respondent Comments

#	Comment
99	I can't see the map. I live in the 700 block of 9th Street and parking is a huge issue. We need more restrictive permit parking so residents can park near their homes. I don't want 8th Street to become Adams Morgan- No Parking, drunken behavior and trash on my block. Barracks Row needs to work with neighbors and direct traffic to parking garages and meters not in front of my home with VA tags.
100	123456789
101	This survey does NOT (but should) address the negative impact of TRAFFIC (through traffic) on neighborhood streets resulting from businesses on 8th St. Each year, as 8th Street has grown and prospered, more and more through traffic is evidenced on the streets surrounding 8th St. Each day I see delivery trucks, private coaches (buses) and cars from MD and VA on my street; they're choosing to avoid travelling on 8th St. because of increased traffic on 8th Street, or have just finished making a delivery to a restaurant or other business on 8th Street and rather than continue to exit the vicinity using 8th St, they cut over to a residential street because it's faster for them.
102	We have too many restaurants and bars. We have too much traffic on the streets. There is too much late night noise when the drunks come out of the bars at 2 or 3 a.m. The trash and gum on the sidewalks & streets has gotten better, since Hine has closed.
103	They should move the fire station. 8th street is now too busy for it to be there.
104	We do not need MORE restaurants; we need BETTER restaurants - and anything with more than 20 tables is much too large to be really good. See Obelisk for inspiration, not Matchbox. Generic suburb food like you find around the Convention Center improves nothing. Our household will oppose additional liquor licenses, as well.
105	For reference for the above question, I live on 2nd and K, SE. I would love for a sushi restaurant to open up on 8th Street. There are zero sushi restaurants in lower Cap Hill.
106	The more businesses (of any kind) the better.
107	Capitol Riverfront. Since we have nothing here, all the apartment buildings tout the restaurants on Barack's Row when trying to get you to move in.
108	The Circulator running evenings and weekends would be a major public transit improvement for Barrack's Row, especially lower 8th, if/when that area develops. More bars and restaurants is great, but there should also be incentives provided to *other* forms of local businesses (retail and services).
109	Barracks Row needs more restaurants. The wait times are outrageous...which means there is a high demand for restaurants in this neighborhood, and therefore there is a need for more supply. Retail would also be great.
110	Please add more restaurants!
111	I appreciate the 7-11, but feel like it is a contributor to trash on the street.
112	I live in Capitol Riverfront.

Survey Respondent Comments

#	Comment
113	The energy in Barracks Row is great - we go out there all the time. We just moved into a townhouse in teh Navy Yard area and we love the convienece to barracks row. I'd love to see some nicer restrutants. there seem to be alot of family places and quick lunch spots opening, but more nice restrutants where you wont find kids would be great. i would also love to see more retail shops open up - clothing, shoes, accessories as well as services like hair salons, nail salons, etc. it would also be great to see barracks row expand to the other side of the freeway. the connection to the navy yard area would be great! however, my only concern is that it will become too commercialized and less neighborhoody. one of the great things about barracks row is that its not like anywhere else in the city. barracks row is a unique area and thats why we go all the time. we love the low key atmosphere and not having to feel like we need to dress to impress everytime we go out for a drink. barracks row is great - we love it!!
114	New Jersey Ave and K
115	My office is located on Baracks Row. Quite a few people work here, your survey does not take this into consideration.
116	have never had a problem with noise. increased businesses, including bars and restaurants on 8th street would improve safety and general quality of life to the neighborhood. i've never had any noise problems or parking problems whatsoever.
117	It would be great to get some clothing stores on Barracks Row - definitely something that is really missing!
118	I love that Barracks Row has a variety of locally own businesses and restaurants. I would hope that we would continue to emphasize those types of businesses and minimize national chains.
119	More good restaurants would be a good thing. More specialty retail would be a GREAT thing.
120	More casual, not chain quick service restaurants such as a falafel place or sandwich shop would greatly improve my dining options, such as grabbing a quick bite to eat after shopping at Eastern Market on a Saturday. A few more bars/late night options would be nice as well. More retail would be nice, but not as much a priority.
121	barrack's row is such a gem. it needs more life, though...more dining and more retail. although my home is far enough away that noise won't impact my living, i walk through the area everyday. would love more options!
122	I really enjoy living near Barracks Row, and I feel like the BID has done a good job there. I wouldn't be against a few more restaurants/bars on the row (specifically south of the freeway), but I would not want there to be too many more - especially if they began/continued to drive out retail. I would also hope that measures can be taken to entice small businesses (small stores including retail and services) to come to the row. I would not want my neighborhood to turn into Adam's Morgan...
123	Thank you for the survey.
124	The retail mix on 8th is decidedly lobsided in favor of food and drink (both packaged and prepared). I continue to leave my neighborhood for many essential goods and services because the options close to home are so limited. Very few businesses on the Hill meet my consumer needs beyond Fragers and CVS. I seem to drop a lot of money in NoVa but little close to home. How about a single place to buy men's clothing or shoes? Just one? The wood paneled bar/restaurants seem to have dominion over Cap Hill.
125	I would love to see more retail on Barrack's Row. Restricting new restaurants will not make this happen. Only encouraging retail will.

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix



Survey Respondent Comments

#	Comment
126	Panhandling is worse than eastern market or H street. Late at night, as they become too drunk to stand, it gets less aggressive.
127	If you want to limit restaurants and bars to add more retail, simply capping all liquor licenses (LL) is the wrong way to do it. The right way is to cap LLs, AND charge an ever escalating fee for those limited LLs. Then, use the revenue from the fee to subsidize retail businesses. Otherwise, your giving a windfall to the early arriving bars and restaurants. But I don't think we should limit LLs at all.
128	Keep adding more restaurants and try to add more shops. Shops will come if it is profitable to do so and more restaurants will only help to lure them due to elevated foot traffic. Stopping a restaurant from opening by denying liquor licenses does no good for the neighborhood or for the hope of more shops in the area.
129	I realize that people who live locally don't want more development. But until Barracks row develops we'll never see more development further out on penn ave. I want more development at potomac ave and no one wants to be there while Barracks row is growing. Delaying Barracks row delays the rest of the Hill. There is more than Barracks row at stake.
130	More casual (read: less expensive) and takeout restaurants on Barracks Row are very much in order. Also, more retail.
131	For us, the lack of parking on Barracks Row coupled with the lack of easy public transportation from the Stanton Park area are deterrents to dining there.
132	Barracks Row needs Retail!
133	Parking is an awful, awful problem. They have got to do something about it so that there is adequate parking for residents.
134	Thanks for doing this!
135	Small shops would diversify the retail mix (Bakery, boutique type shops, antique type storefronts.
136	I do not support a moratorium on liquor licenses in Barracks Row. If a better mix of retail is desired then a method such as tax breaks for non-food related businesses would be a preferred method. Encouraging the spread of restaurants and retail on Penn Ave east of 8th should also be pursued.
137	I used to live on 10th Street SE about 12 years ago. The transformation on 8th Street is wonderful. keep it up. More businesses, including more restaurants and bars. It's a lively area that is a great mix of places for both young and mature folks.
138	Love the recent bar/pub and restaurant additions (especially Molly Malone's, Lola's, Ted's Bulletin, etc). Live in the newer apartment buildings by Nats Park and can easily walk to Barracks Row, though recently tried out the Circulator route and loved it, however it stops running too early at night to be able to take it home and it doesn't run on the weekends when it would be by far the most useful. Finding street parking can be a pain on Barrack's Row too, which is fine when you are trying to encourage people to use transit/bikes/walking to get there for restaurant and evenings at the bar, but it makes it prohibitively time consuming/inconvenient for quick trips to shops on 8th. Could be hurting business for non-bar/restaurants. Overall though, we absolutely love all the improvements and new bars and restaurants and are strongly against any talk of capping new liquor licenses.
139	please allow reasonable growth on barracks row. it will make our neighborhood a better place to live.

Survey Respondent Comments

#	Comment
140	Barracks Row and Eastern Market deserve to be one of Washington D.C.'s most treasured neighborhoods. The history behind the beautiful blocks on Capitol Hill should not only be protected, but shared with other locals and tourists. And the best way we can do that is by continuing development. As new businesses arrive, buildings are rejuvenated, streets are cleaned up, at well-deserved attention is being paid to our community. It's exciting to see this type of transformation take place and I truly hope we can come together as neighbors to continue supporting such positive growth.
141	Barracks Row is beginning to evolve into a viable commercial area. Part of that evolutionary process should be the replacement of older retail/junk food establishments with enterprises that cater to the general population of Capitol Hill. We need to encourage a post-Hines commercial paradigm.
142	I would LOVE to see more restaurants on Barracks Row. Restaurants will increase foot traffic which will lead to more retail, which will help improve the Capitol Hill neighborhood as a whole.
143	I appreciate the concerns of people in the area for parking, but believe strongly that we need more shopping, perhaps a few more restaurants and a small theater/draft house would be a wonderful addition to the neighborhood. It is all about balance, cooperation and quality of overall life. I enjoy being able to shop, eat, enjoy a night out and stay in my neighborhood.
144	I feel this survey was skewed to make it sound like there is a lot of drunk people around the streets. Trust me when I say this. 8th street has VERY little problems here. The survey leaned to suggest there are problems though so it was not completely impartial.
145	I would like to see lower 8th Street have a few restaurants, rather than the more take-out style that is there now, but not bars. I mean places like Ted's and Cava. Thank you for doing the survey.
146	I look forward to the same energy being put to the areas 23, 24 and south of L. There is too much encroachment into settled neighborhoods when the south areas need the development.
147	While I would like to see more retail/nice shopping stores like coach/GAP/clothing stores and things you would see in Georgetown,Arlington, I wouldn't want to stop a nicer restaurant from coming to neighborhood. Better a restaurant than a vacant building or lowend retail.
148	The restaurants have GREATLY improved what was a TERRIBLE neighborhood!!!! This survey is designed to compile skewed survey results in the hopes of demonstrating the opposite effect and the organizers should be ashamed of themselves for composing such a blatantly unscientific and unbalanced set of questions.
149	Home values will go up with additional higher end business and restaurants going into 8th Street. Time to get rid of the low end restaurants and 7 Eleven that bring crime. Can't wait to see more restaurants. High end restaurants will bring high end retail. So if people want more diversification then that is what is needed.
150	Why is Moby's being turned down for a liquor license, when the guy who owns Molly's, Lola's, and the Chesapeake Room get another license two doors down. The political nature of this whole exercise is very disconcerting, I think the neighbourhood leaders are biased and in this for themselves as much as anything.. We as residents, customers, and constituents should not be affected in our choices by the political nature of and decisions of a select few.
151	Would love both more retail and more coffeeshops/dessert spots that are open later. So many times my husband and I have wondered where we can get a quick snack or dessert at 8:30 or 9:00 pm and everything is closed!

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix

JS&A

Survey Respondent Comments

#	Comment
152	I live on the Hill and have worked on the Row for almost 3 years. I have seen first hand the incredible improvements (both in the physical appearance and overall atmosphere) that the more recent business investments (primarily restaurants but also some retail) have made on BR. I feel safer walking around the neighborhood AND find myself spending a lot more of my time (and money) in my neighborhood because of the new-er establishments. Watching the Row go from defunct businesses with papered windows and peeling paint to beautiful restaurants with patios and porches has been a delight!
153	There definitely needs to be more wine stores, a fantastic coffee roaster (think La Colombe in NYC and Philadelphia), a restaurant that has an accompanying market (think FORK in Philadelphia). A small grocer would also be much appreciated (kind of like P&C Market on Lincoln Park). Basically BR needs to have more reasons to walk up and down 8th street, rather than JUST to your destination to dine and then go home. BR needs to have more reasons to explore!!!
154	I frequent the bars and restaurants of 8th street and really love the offerings available, especially by Xavier. I visit about 3 or 4 times a month. My only request is more menu diversity, more beer diversity and more out door dining options. It might be cold now, but DC spring is right around that corner and there is no better place to spend a lovely day than Eastern Market/Barracks Row.
155	Growth and urban re-development are very good things for Barracks Row. My wife and I are renters currently looking to become homeowners and would like to stay on the Hill BECAUSE of places like Barracks Row, not IN SPITE of it. We can't wait to see it grow more. We want to invest in a home that's in proximity to many bars and restaurants, shopping options, movie rentals, coffee shops, etc. New restaurants are always preferable to abandoned, run down buildings. Don't be afraid to let in a few national chains in either - they bring in the customers that local small shop owners need too. (I go to Old Town Alex for the Gap, but will also spend money in the mom and pop shop next door). Manage the growth smartly, allow businesses to cater to the needs of the market they serve, and don't let a vocal minority of NIMBY's ruin what most of us enjoy and love about the Hill.
156	I have seen the transformation of this neighborhood over the last couple of years and it has been great to see it's charm continue to improve. I love thinking, "we should go to barracks row tonight" and always having something to choose from. It is by far my favorite part of the city to grab food either during the week or weekend.
157	I love the bars and restaurants on 8th st and would love to see more come in, preferably upscale pubs like Molly Malone's or Lola's. The restaurants like Chesapeake Room and Matchbox are nice but they are often crowded so more restaurants and bars would give everyone a place to go. You guys have done a great job with 8th st becoming a desirable place to go. Keep up the good work.
158	There is no doubt the area is light years ahead of where it was a few years ago. I applaud those who are making an effort to do some planning for the neighborhood and try to continue this trend. I hope folks will get past the restaurants vs. retail debate and think more strategically about what could make Barrack's Row a self-contained community where people had access to most things they need on a daily basis within 3-4 blocks of their home. More restaurants can fit into such a strategy as long as strategic retailers are included (groceries/sundries, clothing, gifts/jewelry, bookstore, etc.)
159	Barracks row needs to be more bike friendly! Additional bike parking/ lanes/ amenities alleviates some traffic and noise problems, attracts customers (who are statistically better customers to small businesses), and creates a better sense of community. The proven cost/benefit ratio of additional bike infrastructure is staggering and should be considered with any further development of the neighborhood.

Survey Respondent Comments

#	Comment
160	Regarding section 2, question 5 about how often I shop at Barrack's Row, it used to be several times a week, but now is practically not at all because there are so few retail businesses. Question seems geared to make people say they don't shop there without considering the retail options are so limited.
161	I love Barracks Row and it was a real selling point of the neighborhood when we were choosing where to move next in the city. I think it's truly one of the highlights of the Hill and surrounding area, especially considering how very slowly H Street is turning over. I am extremely excited to see what's next for it and really hope to see some more retail shops move in, maybe even a small bookstore and cafe to help fill the void left from Trover closing (the others on the Hill do NOT suffice). We rent - full disclosure.
162	I like the restaurants around Barracks Row. For stores, I find them to be too specialized to a limited number of activities (pets, board games) and would like to see more general clothing stores or merchandise.
163	We are very proud to show off barracks row to vistors from within the city and elsewhere and look forward to its continued development, including blocks between M and I, SE.
164	The mix of restaurants and other business should be tipped toward other businesses. The choice of places to eat is wonderful, but the shopping choices could be improved.
165	I think that unique, local businesses are a huge asset to the community and everyone benefits from. I am for as many as possible. No chain restaurants or franchises! Beyond that, please stop slowing down the improvement of the area.
166	I really love Barracks Row. I'd like there to be more bars, maybe a gay bar would be cool!
167	I walk to BR because it's just about a mile from my house so generally I don't need to worry about parking. I love the restaurants but would like to see more retail options. Union Station and Eastern Market aren't exactly filled with practical, everyday shops/stands. I hate having to drive to VA to buy an affordable pair of pants.
168	I live at 4th & G Street, SE and visit the restaurants and bars on Barracks Row at least twice a week. I LOVE not having to leave the Hill to find a variety of bars and restaurants. I would love to see a few more bar and restaurant options, especially in a price range that is slightly lower to the same of what we have now. (Read: Nothing too expensive please!) I hope that 8th Street continues to add businesses and I love living in this neighborhood!
169	We live on I St and Half Street SE and love Barracks Row. We visit Barracks row at least once a week if not more. I would like to see a few more restaurants and more businesses/services, especially down towards the freeway where it is still a bit empty.
170	I believe variety needs to be added to Barracks row as well as retail. I appreciate all the work that different people have put into making the street a better more livable place. While I do love the outdoor seating that the different places offer I would suggest the resteraunts do something about the crowds of people waiting outside for a table. With the outdoor seating and people waiting on tables the sidewalks are VERY congested. Something needs to happen because its has become a problem with noise and makes it hard to walk down the street.
171	In general, I am very pleased with the continued improvement of Barracks Row. I believe that it is a great asset to South East DC and look forward to its expansion below the freeway and extending to the gates of the Navy Yard. The only real negative for me insofar as my experience goes based on where I live in proximity to the "Row" is the parking. With that said, I recognize that this issue is one that many urban areas face and is not one that will or can be easily remedied. It is the cost we all pay for living in a city. Overall, kudos to the Barracks Row redevelopment folks for a fine job on steering the re-birth of 8th St SE

Background

Existing
Conditions

Neighborhood
Comparisons

Community
Survey

Findings

Appendix



Survey Respondent Comments

#	Comment
172	Feel free to add me to the list of those who do NOT oppose further restaurants/liquor licenses etc. More business is better. I'd love to see more police presence at the bus stops, especially the one at starbucks, which is a filthy gauntlet of cigarette smoke, trash and rudeness. This is not a good gateway to the BR Business District. Also, I love the official chicken of the washington redskins, but popeyes paper products end up being the number one trash problem.
173	My wife and I adore our neighborhood, and the vitality of Barracks Row is a significant reason. We eagerly anticipate the opening of new bars and restaurants, including Senart's, Pacifico, Moby Dick's, Nooshi, the beer garden, etc. We do understand why some who chose to live next to a moribund commercial zone might now object to its revival. But it's clear to us, as it is to most, that the many benefits of the revival overwhelm their inconvenience.
174	I am in favor of exploring a trolley up 8th street to H Street NE or increased bus service. I love the red bikes! It does seem like Barracks row was more balanced in its businesses back 10-13 years ago and now it seems that most businesses have to serve alcohol to make it. I would like to see more density (higher) at Hine Junior High site to anchor that end of barracks row. I would love to see a chairs and tables in the middle of Eastner market plaza for sitting out and eating carryout food. Anything to increase the life on the plaza itself. How about the trapeze school when it moves!
175	Barracks Row is getting better all the time but could still use some improvements. Block 17 needs some work are there are a few more spots here and there that could use some retail or restaurants added to them.
176	Is this where I put an email address? Noblensd@yahoo.com. Thanks!
177	I don't think adding a few more restaurants to Barracks Row will hurt the neighborhood feel or turn it into Adams Morgan. Some additional mixed retail on the Row would be nice, but without tax incentives or some other means I don't know if retail will be able to compete with restaurants in terms of leasing and property taxes.
178	I think Barracks Row looks too cutesy, cookie cutter, as if all the new restaurants were anxiously awaiting their turn at the chain restaurant trough.
179	We need a larger variety of restaurants, fewer pubs and more incentive for retail in the area.
180	The restaurants are great, but a few more businesses, clothing stores, etc would be nice. Also, some of the areas could be cleaned up: especially the west side of 8th street between starbucks and 7-11. Maybe if all the storefronts could be uniform or similar? It just always looks very dirty there, while the rest of the Row looks great. That one section puts a bad vibe out, especially since its the entrance way for most people (coming from Penn Ave, the Metro, etc). Its just not a great 'welcome to the neighborhood.'
181	Retail mix is a desirable goal, but it can't be forced by moratoriums, draconian zoning measures, etc. Restaurants establish a neighborhood, shops follow after. If the restaurants are replacing video stores, five and dimes, wig shops, and other businesses that do not contribute to a vibrant and appealing neighborhood, we would be foolish and shortsighted to turn them away based on a fantasy that the ideal retail mix will just happen as a result. The Row has always been a commercial corridor, and regardless of what a few vocal immediate neighbors might want in their own self (parking) interest, the neighborhood needs to be allowed to develop to in line with the changing neighborhood demographics. Scaring away responsible business owners doesn't serve anyone's needs - engaging the business owners and holding them accountable to public health, safety, and comfort demands (noise mitigation, sanitation requirements, etc.) does.
182	I would like to see a local coffee and dessert place added.

Survey Respondent Comments

#	Comment
183	Love the hill and barracks row. More choices of bars restaurants and shops including retail (no big box) would be welcome
184	I welcome additional restaurants and/or retail on Barracks Row.
185	My main concern is not whether there are more retail stores and restaurants, but rather what kind of stores and restaurants. I don't want anymore chains or fast food restaurants.
186	I would love it if there were more retail choices on barracks row.
187	I think the concerns about additional restaurants are ridiculous. This is a blossoming COMMERCIAL district. The values of nearby home have certainly increased from the increasing array of decent new businesses (both restaurants and stores like Hill's Kitchen and Homebody)... and moves to limit development of additional new ventures are short sighted and ill-conceived. If people want a good retail mix in the neighborhood, they should patronize the local businesses. Shop at Groovy Gifts, at Homebody, etc. If local small retailers get support from neighbors, more will choose to invest in this neighborhood. The idea that prohibiting new restaurants will encourage a good retail mix is just plain wrong... it would be a blow to an emerging commercial district that could sent its progress back decades. The fact that a few, vocal neighbors can lead to the retention of an adult video store over the renovation of the building and transformation into a solid restaurant venture is appalling.
188	Some mid/high end shopping would be nice. Also get rid of the fast food, 711 and liquor store which always have drunken loitering in front of them.
189	Barracks Row has come a long way and the addition of restaurants south of the freeway on 8th to continue it down to M Street is essential given the new demographic down in Capitol Riverfront.
190	The recent changes on 8th Street are wonderful, both in their impact on the cafe culture and street life and on PA Ave. Having businesses move into/spill over onto PA Ave and south of the highway is great for the neighborhood. We need to focus on the entire neighborhood, not just fight over two blocks on 8th Street.
191	Expanding Barrak's row is already helping get better businesses along Pennsylvania to the east.
192	It's nice to have restaurants near by, but it would be great to have shops to complement the restaurants. That said, for easy pick up dinner at home, I sometimes drive to Arlington, VA to pick up Moby Dick. I keep hoping they will open a location closer to our neighborhood.
193	I live in a new townhouse in Capitol Quarter. We love the walk to Barracks Row and would like to see more restaurants. There is room for more. We would also like to see more development on the lowers 8th st where there is ample room for expansion. And great job to all the restauranteurs-thank you for doing a great job and running great places for us to enjoy. Thank you.
194	n/a
195	While I would love to see more retail on the Hill, I don't think retail should be at the expense of restaurants. Having more restaurants on the Hill brings more people to the Hill, which is a good thing for all of us (except perhaps the small number of people looking to park in the immediate vicinity, but that comes with living near a commercial district). The long lines at the existing restaurants strongly suggests that the area can support additional restaurants.

Market Analysis to Determine the Suitability of Barracks Row for Additional Restaurant Uses