

# Neighborhood Governance in Congress Heights: Creating a Multi-Stakeholder Partnership

## Final Project

PREPARED BY:

GRANT TANENBAUM AND LEE SHEEHAN

# Summary Overview

Neighborhood governance in Congress Heights could be greatly improved by bringing community stakeholders into a partnership.

We propose creating a multi-stakeholder partnership involving JBAB, local ANCs, NPS, and GSA as a formal mechanism to facilitate the interaction of these communities. The partnership would act initially in an advisory capacity, reviewing proposed projects and coordinating community involvement, but with the aim to evolve into a more complex organization.

Three key elements

- (1) Exchange of Information
- (2) Land Use
- (3) Funding

# Precedent Case Study: Military & Federal Partnerships with Host Communities

---



Thousands of Installation PuPs Exist and Many Appropriate Opportunities Exist for More Partnerships in Diverse Functional Areas



Diverse Authorities and Approaches Are Used for Installation-Community Partnerships



A Wide Range of Benefits Is Experienced by Installations and Communities from Installation PuPs



There Are Barriers to Installation PuPs



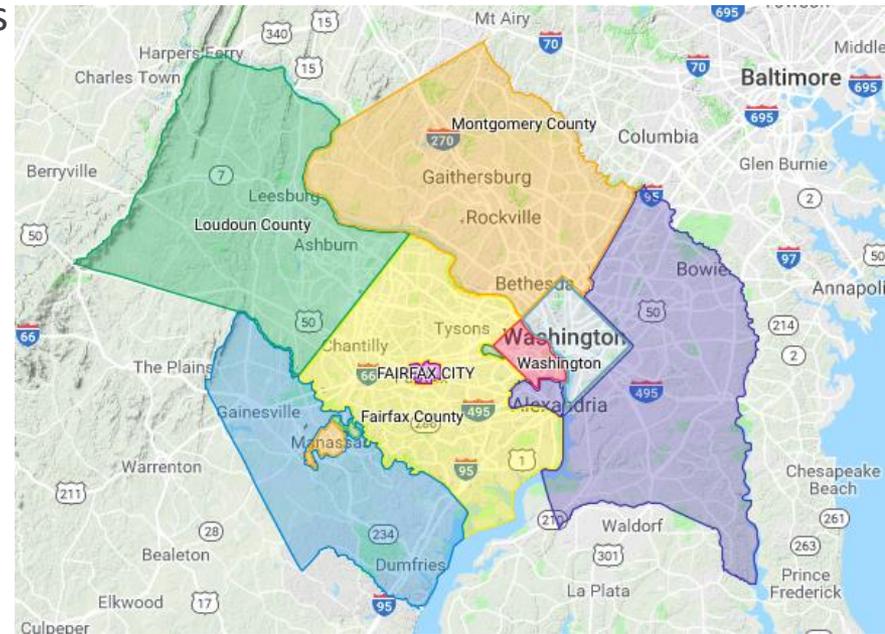
# Precedent Case Study: National Capitol Planning Commission (NCPC)

---

NCPC is the federal agency charged with coordinating the federal government's interaction with the region's development.

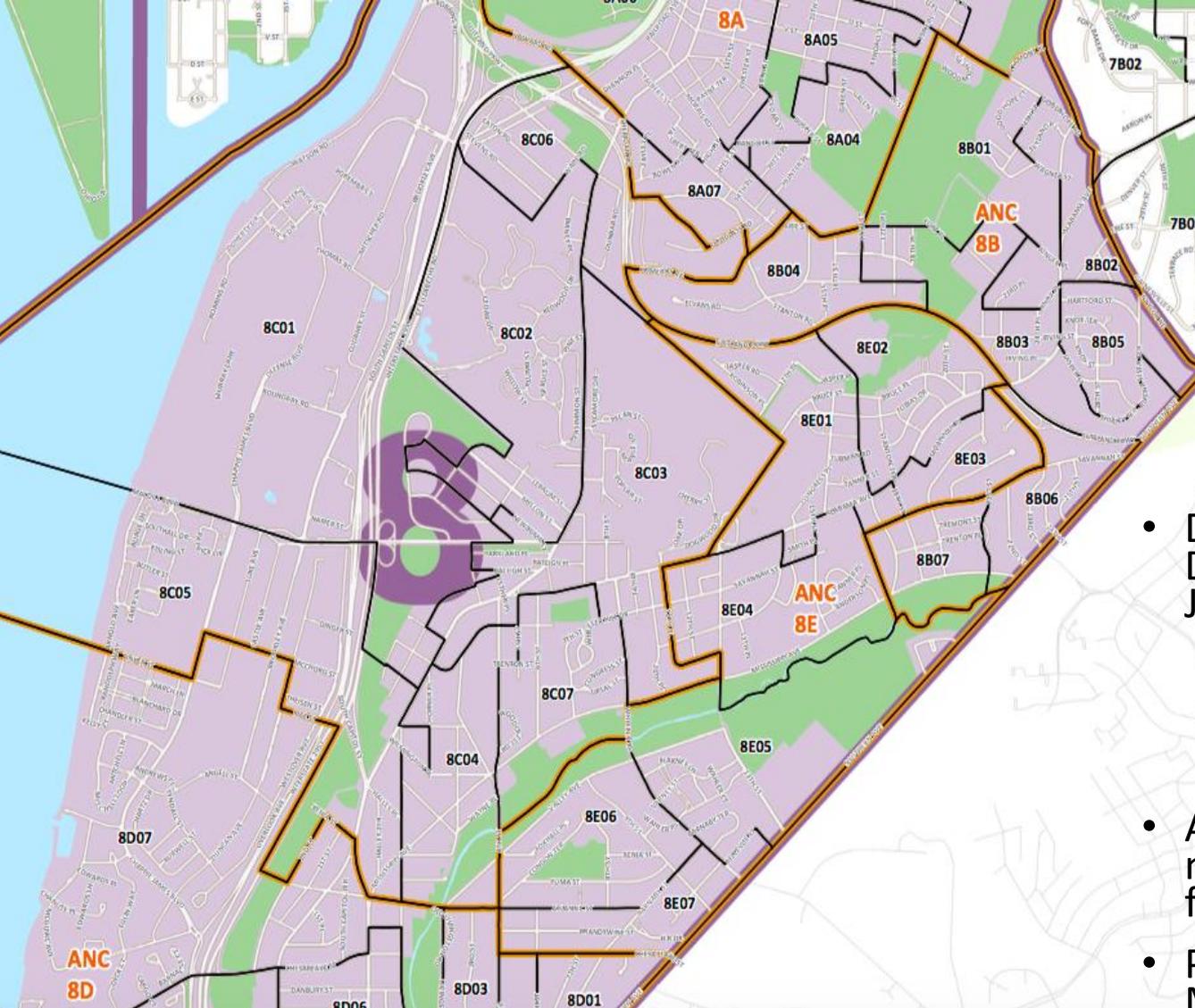
Established in 1924 as the National Capital Park Commission, its original mission was to plan and protect the city's parkland. That authority soon grew to include much broader aspects of city planning, including housing reform, transportation, and commercial and industrial development.

Although NCPC has jurisdiction over Congress Heights, the partnership could mirror the review and advisory function of the Commission for new proposed development projects and establish a more formalized communication channel between developers and residents.



Source: *About Us*, NATIONAL CAPITAL PLANNING COMMISSION, <https://www.ncpc.gov/about/>; National capital Region Map, <https://www.ncpc.gov/about/ncr/>.

# Redrawing ANC Single Member Districts

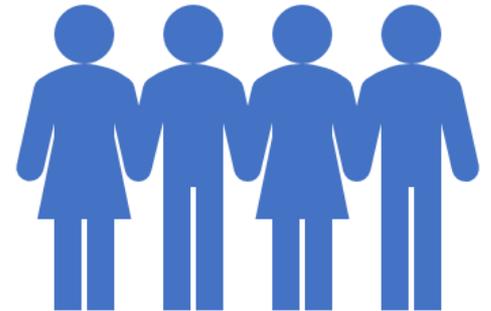


- Draw Single Member District to Encompass the JBAB Community
  - Single Member Districts have approximately 2,000 residents
- ANCs are made up of multiple SMDs (ranging from 2 to 12)
- Proposed JBAB Single Member District would be part of Congress Heights ANC 8C

# Creating a multi-stakeholder partnership

Bringing in the variety of stakeholders involved in Congress Heights:

- General Services Administration
- Department of Homeland Security
- Department of Defense
- National Park Service
- Metropolitan Police
- District of Columbia Fire and Emergency Medical Services Department



# Goals of the Partnership

---

## Information Sharing

- “Large-large” sharing (e.g. JBAB to GSA)
- “Large-small” sharing (e.g. DHS to CHCTDC)

## Land Use

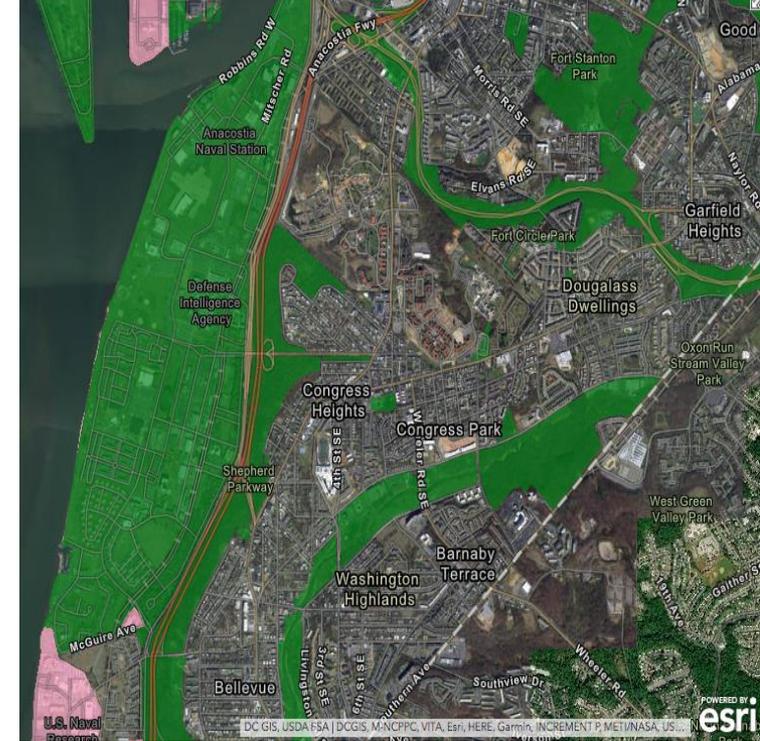
- Opening up federally controlled lands to the community
- Creating management agreements to maintain neglected lands

## Funding

- BID-like structure
- Ballpark Fee analogue

# Land Use

- D.C. has 7,000 acres of land controlled by NPS.
- Historically, the relationship between D.C. and NPS over management of this land has been strained.
- In March, 2019 a new law will give D.C. the ability to enter into “cooperative management agreements” with NPS that will allow D.C. more power to collect funds and maintain these parks.



**Federal Land in Congress Heights**

JBAB has 3.3 miles of riverfront that it has cut off from public access, unlike Navy Yard. Access to JBAB's path requires a military ID or sponsorship by someone on the base.



# Funding

The new partnership can various sources for funding:

- Voluntary contribution of each stakeholder
- The stakeholders could invest in a community held opportunity zone
- Grants
- District-wide program to fund like partnerships financed by an analogue to the Ballpark Fee

# Conclusion

---

High security concerns characteristic of military installations coupled with crime levels in Congress Heights has so far driven a deep wedge between these two communities

A multi-stakeholder partnership could provide a more formalized communication channel between the various entities

The partnership could start out by taking on an advisory role overseeing new projects and establishing “cooperative management agreements” between NPS and D.C. to improve the federal land in the area.