

Kennedy Street Revitalization Plan *Summary*

Kennedy Street Plan Location



The Kennedy Street Revitalization Plan is a redevelopment strategy and framework for future development along the corridor from Georgia Avenue to North Capital Street NE. The study area boundaries include the neighborhoods of Brightwood and South Manor Park, all within Ward 4.

ADDITIONAL INFORMATION

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Providing Guidance for . . .

Redevelopment Opportunities

Open Space Connections

Business & Retail Environment

Community Empowerment

Cultural Resources

Transportation & Parking

Overall Vision for the Kennedy Street Corridor

This plan creates a framework for future development and revitalization along Kennedy Street NW. It aims to improve economic vitality and the overall image of the corridor as an attractive destination for residents, business owners and visitors by restoring it as an active main street, re-connecting it back to the neighborhood and, revitalizing the existing urban fabric. It aims to achieve this vision by:

- ◆ Creating clusters/nodes of activity
- ◆ Attracting a variety of retail options, restaurants, cafes
- ◆ Promoting a pedestrian-friendly public realm
- ◆ Developing a clear gateway presence at Georgia Avenue
- ◆ Empowering existing community based organizations
- ◆ Building mixed-income housing, including workforce housing
- ◆ Prioritizing public safety

Kennedy Street – Creating Special Places



Area 1: Georgia Avenue to 8th Street NW

- ◆ Strengthen the capacity for neighborhood friendly live-work ventures within existing or new row homes
- ◆ Enhance transitional areas between residential entrances and the sidewalk with landscaping and attractive street amenities, including new trees and tree boxes
- ◆ Investigate opportunities for affordable housing with new residential or mixed use projects
- ◆ Encourage greater densities and active ground floor uses at Georgia Avenue
- ◆ Ensure that signage, lighting and retail storefronts are compatible
 - * **REDEVELOPMENT OPPORTUNITY**— Georgia and Kennedy—4-6 story mixed use development could help form an attractive gateway to Kennedy Street.

Area 2: 8th Street NW to Kansas/Missouri Avenues

- ◆ Create a vibrant neighborhood ‘hub’ at the corner of 5th and Kennedy with inviting storefronts and entrances facing out onto both streets. Expand new affordable housing options above retail development
- ◆ Encourage uses such as cafes, sit-down restaurants, a youth center and/or farmer’s market
- ◆ Strengthen all four corners at 5th Street by allowing buildings to ‘wrap’ the corner, with continuous activity at the street
- ◆ Preserve and enhance the character of the existing residential areas through facade
 - * **REDEVELOPMENT OPPORTUNITY**— 5th and Kennedy Street is optimal for creating a centralized node of mixed use redeveloped, 4-6 stories, with ground floor retail and services such as a business incubator.

Area 3: Kansas/Missouri Avenues to North Capitol Street

- ◆ Create a vibrant, dynamic district for residents and others, with activities spilling out of buildings and onto the wide sidewalks
- ◆ Use the area’s larger lots and building types to attract destination retailers
- ◆ Work with faith-based organizations and non profits to enliven blank storefronts by developing creative ways to bring the life of the buildings’ interior out to the sidewalk
- ◆ Improve pedestrian safety, particularly at the Kansas/Missouri intersection,
- ◆ Support the creation of mixed-income housing
- ◆ Encourage development of this area as a cultural/arts district
 - * **REDEVELOPMENT OPPORTUNITY**— Missouri and Kansas and Kennedy—redeveloping existing gas station with either a new park or enhanced landscaping and furnishings. North Capitol and Kennedy—Target destination retailers on the ground level and offer mixed-income housing. Maximize use of broad sidewalks and offer exciting outdoor activities to enliven the pedestrian experience.