

Pennsylvania Avenue SE Corridor – Land Development Plan

In conjunction with the District of Columbia's Great Street Initiative, the DC Office of Planning is pleased to offer a vision for the Pennsylvania Avenue SE area in the form of the **Pennsylvania Avenue SE Corridor Land Development Plan**. Adopted by Council in 2008, the plan provides a clear and concise outline for how development can and should happen along Pennsylvania Avenue, SE.

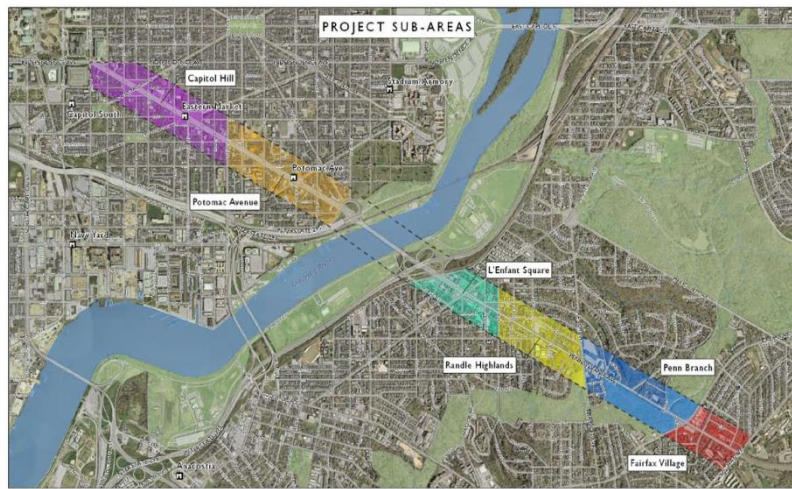
PURPOSE

This framework seeks to strengthen existing neighborhoods and guide the redevelopment of key sites along the corridor while creating a safe and pedestrian-friendly environment.

DEVELOPMENT OPPORTUNITIES

Seven development sites were located and received analysis regarding existing conditions and development potential. They are:

- 1) 1401 Pennsylvania Ave
- 2) 1550 Pennsylvania Ave
- 3) 1539 – 1557 Pennsylvania Ave
- 4) 2300 – 2700 Pennsylvania Ave/L'Enfant Sq.
- 5) Penn Branch Shopping Center
- 6) Fort Davis Shopping Center
- 7) Fairfax Village Shopping Center



TOPICS

This development plan seeks to strengthen existing neighborhoods and encourage new mixed use and mixed income development in strategic locations along the corridor while creating a safe and pedestrian-friendly environment. Through corridor-wide analysis and public input this framework identifies five topics considered in shaping the recommendations and implementation strategy. These topics include:

Transportation: Improve infrastructure and streetscape aesthetics while increasing modes of transit. Create a pedestrian-friendly environment.

Land Use: Complete Zoning Review process of current zoning code to make sure that zoning accurately reflects the intent of this Plan and the Comprehensive Plan.

Housing: Improve living conditions for existing residents and promote a mix of new housing development without causing displacement.

Economic Development: Create strategies to retain and assist existing businesses while attracting more diverse retail needs. Engage businesses to identify technical assistance needs and provide support.

Clean & Safe: Encourage the creation of a "Clean & Safe" team to regularly engage and involve the community in clean ups and strengthen community policing.

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