



UPPER GEORGIA AVENUE Great Streets Redevelopment Plan

- Summary -

Upper Georgia Avenue Corridor Location



The Upper Georgia Avenue Great Streets Redevelopment Plan was approved in 2008. It provides a revitalization strategy and framework for future development along the corridor from Decatur Street north to Eastern Avenue. The study area boundaries include the neighborhoods of Petworth, Brightwood, Shepherd Park, and Takoma, all within Ward 4.

CONTACT:

Erkin Ozberk
Senior Neighborhood Planner
202-442-7600
erkin.ozberk@dc.gov

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

planning.dc.gov



Overall Vision for the Upper Georgia Avenue Corridor

This plan outlines the framework for future development and revitalization of Georgia Avenue. It aims to present an achievable vision for the future of Georgia Avenue from Decatur Street to Eastern Avenue:

- ◆ Create clusters/nodes of activity
- ◆ Attract a variety of retail options, restaurants, cafes
- ◆ Promote a pedestrian-friendly public realm
- ◆ Develop a clear gateway presence at Eastern Avenue
- ◆ Preserve and promote historic resources
- ◆ Build mixed-income housing, including workforce housing
- ◆ Redevelop vacant properties
- ◆ Encourage multi-modal transportation options, including parking where appropriate
- ◆ Prioritize public safety

Providing Guidance for:

Land Use & Zoning

Open Space Connections

Business & Retail Environment

Streetscape & Public Realm

Development Potential

Cultural Resources

Transportation & Parking

Housing

Upper Georgia Avenue Corridor Zones and Vision

Zone 1: Gateway

Eastern Avenue to Fern Street

- ◆ New development should anchor the Eastern Avenue intersection and create a prominent gateway into DC.
- ◆ Include a mix of uses and users to ensure an active destination for residents, retailers, customers, and businesses.
- ◆ Provide improved and safer pedestrian connections and increased opportunities for bicycle amenities.
- ◆ Gateway should feature a prominent public space
- ◆ Redevelopment of this area will require multi-jurisdictional coordination between Montgomery County, Maryland and the District of Columbia.

Zone 2: Walter Reed Army Medical Center (WRAMC) Fern Street to Aspen Street

- ◆ Reconnect WRAMC with the community, through street activating uses fronting Georgia Avenue.
- ◆ Consider construction of a new parking garage, wrapped with ground floor retail.
- ◆ Redevelopment must recognize strict site security requirements of any new federal tenant.
- ◆ New pocket parks and greenways will enhance the look of the corridor and provide safe pedestrian connections.
- ◆ Consider relocating Engine Company #22 to southeast corner of WRAMC campus.

Zone 3: Piney Branch

Aspen Street to Rittenhouse Street

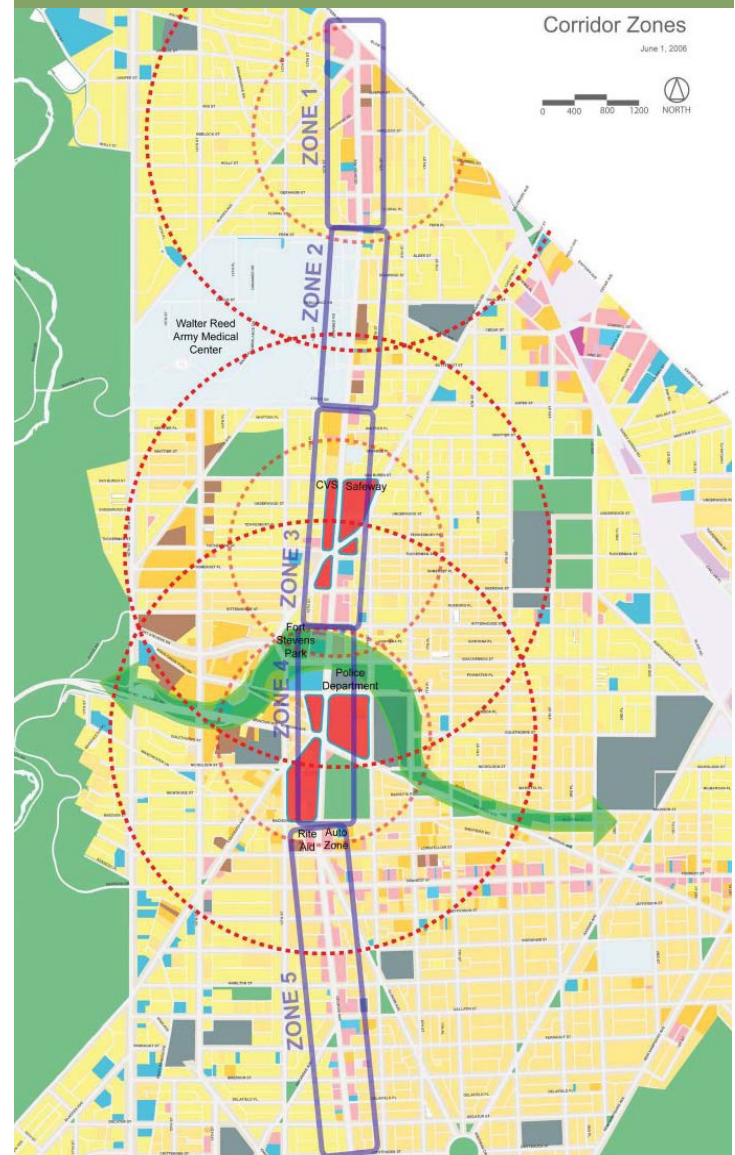
- ◆ Development should focus on sites where adjacent uses are redundant (gas stations, one-story commercial establishments, etc.)
- ◆ More residential development to create a livelier destination that is active with evening and weekend activity.
- ◆ Create a cluster of medical/health-related businesses to increase daytime activity.
- ◆ Particular focus on improving pedestrian connections.
- ◆ Façade improvements and infill development of smaller vacant properties to further enhance revitalization.

Zone 4: Missouri Avenue

Rittenhouse Street to Madison Street

- ◆ Maintain a mixed-income neighborhood with affordable housing options for new and existing residents.
- ◆ Restriped and signalized crosswalks with additional lighting, signage, street furniture and public art are planned here under the Great Streets program.
- ◆ Encourage adaptive reuse of historic structures.
- ◆ Large redevelopment sites here are suitable for new mixed-income housing.
- ◆ Consider co-location and joint development of DC government facilities such as the MPD 4th District HQ.

The plan divides Georgia Avenue into five zones. Specific redevelopment opportunity sites are identified for each zone. The descriptions here summarize the general vision for each zone.



Zone 5: Southern Section

Madison Street to Decatur Street

- ◆ Clean up the corridor through clean & safe activities and improve building facades.
- ◆ Revitalize vacant and underutilized parcels and provide new space for neighborhood-serving retail.
- ◆ New development should favor targeted infill and renovations rather than large-scale redevelopment.
- ◆ Redesign pocket park at Arkansas Ave to provide additional open space and recreational uses.
- ◆ Establish 'gateway' onto Kennedy Street with mixed-use development of housing and ground floor retail.