

# Upper Georgia Avenue Great Streets Redevelopment Plan *Summary*

## Upper Georgia Avenue Corridor Location



The Upper Georgia Avenue Great Streets Redevelopment Plan is 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.

### ADDITIONAL INFORMATION:

[Malaika Abernathy](#), Ward 4

Neighborhood Planner

Ph: 202-442-7600

E-mail: [malaika.abernathy@dc.gov](mailto:malaika.abernathy@dc.gov)

∞

D.C. Office of Planning

2000 14th Street, NW—4th Floor

Washington, DC 20009

[www.planning.dc.gov](http://www.planning.dc.gov)



### Providing Guidance for . . .

*Land Use & Zoning*

*Development Potential*

*Open Space Connections*

*Cultural Resources*

*Business & Retail Environment*

*Transportation & Parking*

*Streetscape & Public Realm*

*Housing*

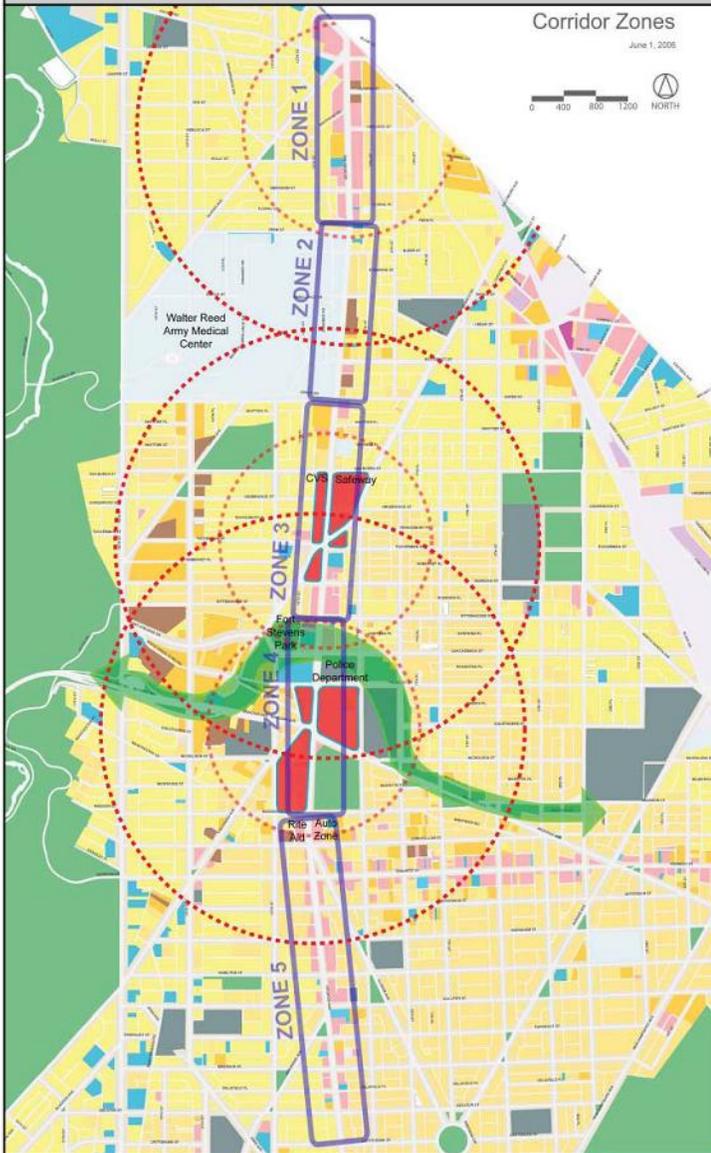
### Overall Vision for the Upper Georgia Avenue Corridor

This plan outlines the framework for future development and revitalization of Georgia Avenue spurred by the District's Great Streets Initiative. 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

# Upper Georgia Avenue Corridor Zones and Vision

The plan divides Georgia Avenue into 5 zones. Specific redevelopment opportunity sites are identified for each zone. The descriptions here summarize the general vision for each zone.



## Zone 1: Gateway Sites

### 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 Sites

### 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 Sites

### 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.

## Zone 5: Southern Sites

### 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