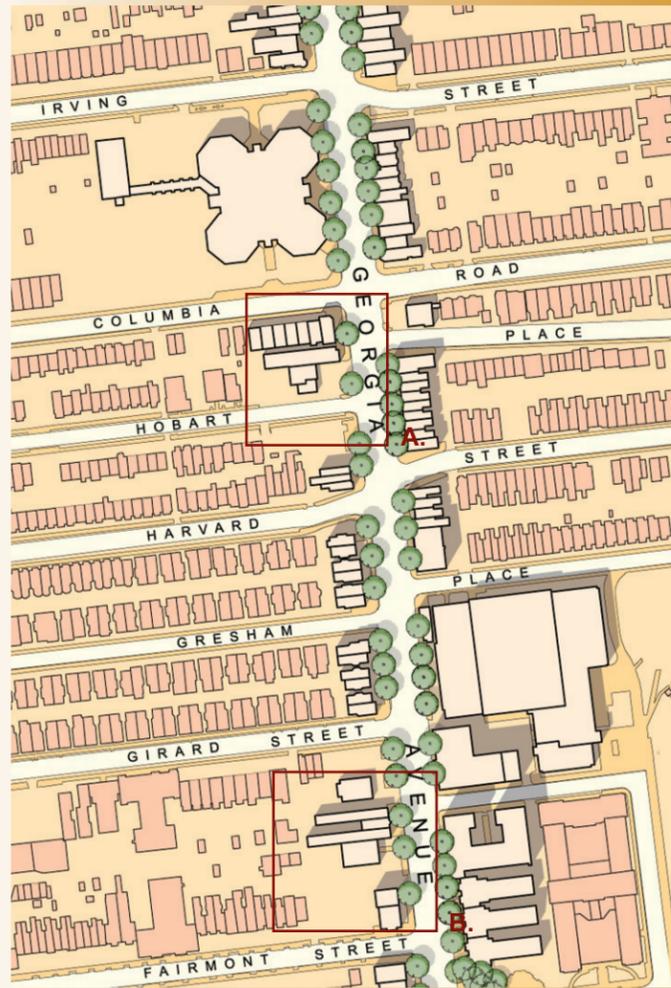


Vi. Redevelopment
Opportunity Sites
PLEASANT PLAINS

C-2-A Zoning
Lot Occ. Max: 60%
Height Limit: 50'
FAR Maximum: 2.5



Key Plan



DETAIL PLAN A.1

2900 West
Site Area: 5,500sf (approx.)

- New infill residential development
- 4 dwelling units
- 8 surface parking spaces



DETAIL PLAN B. 1

2700 West - Option 1
Site Area: 35,000sf (approx.)

- 28 dwelling units (25 apartment units + 3 row house units)
- 43 surface parking spaces
- 4000sf ground floor commercial space
- Allow retail space and parking for existing commercial retail establishment



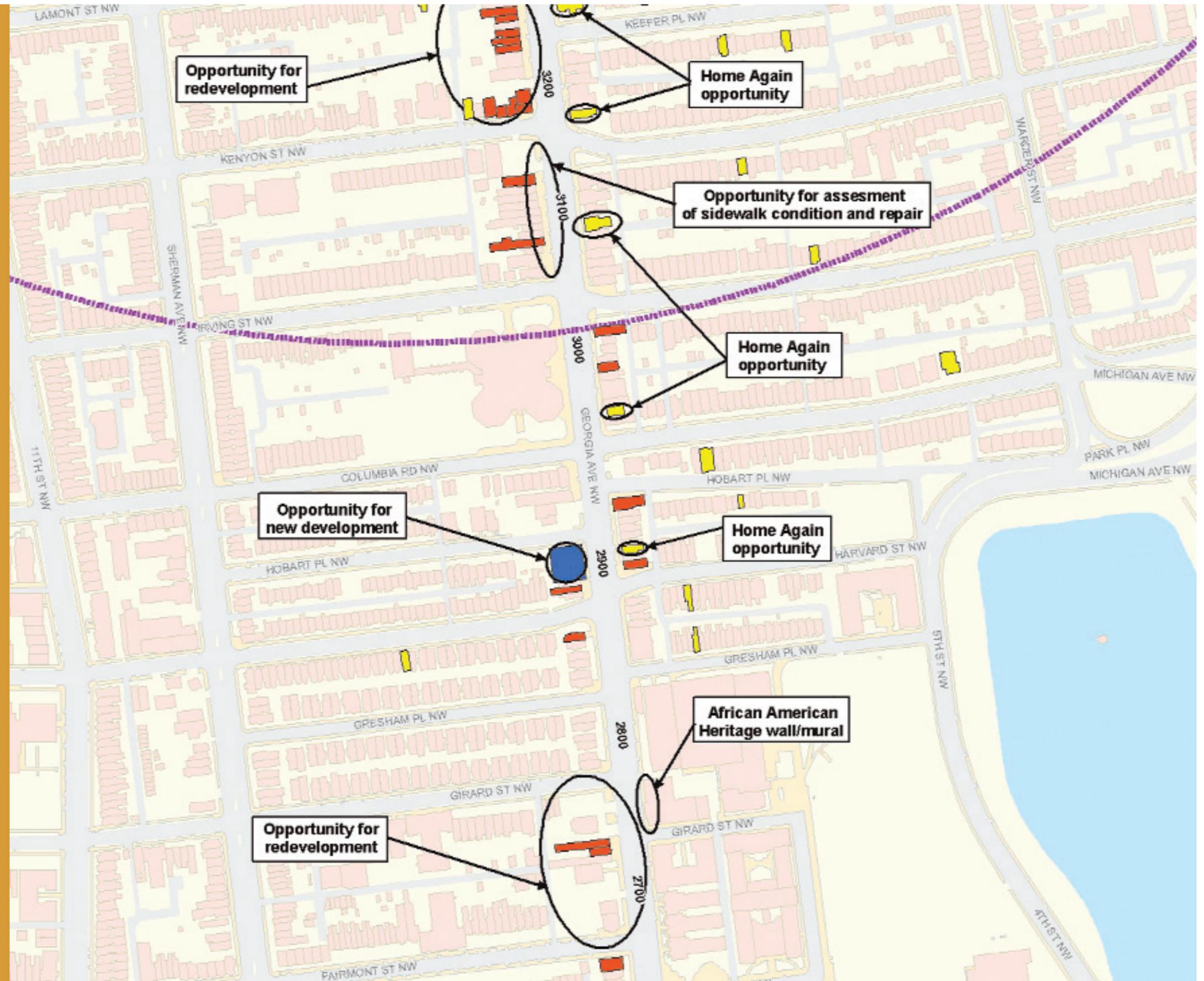
DETAIL PLAN B. 2

2700 West - Option 2
Site Area: 35,000sf (approx.)

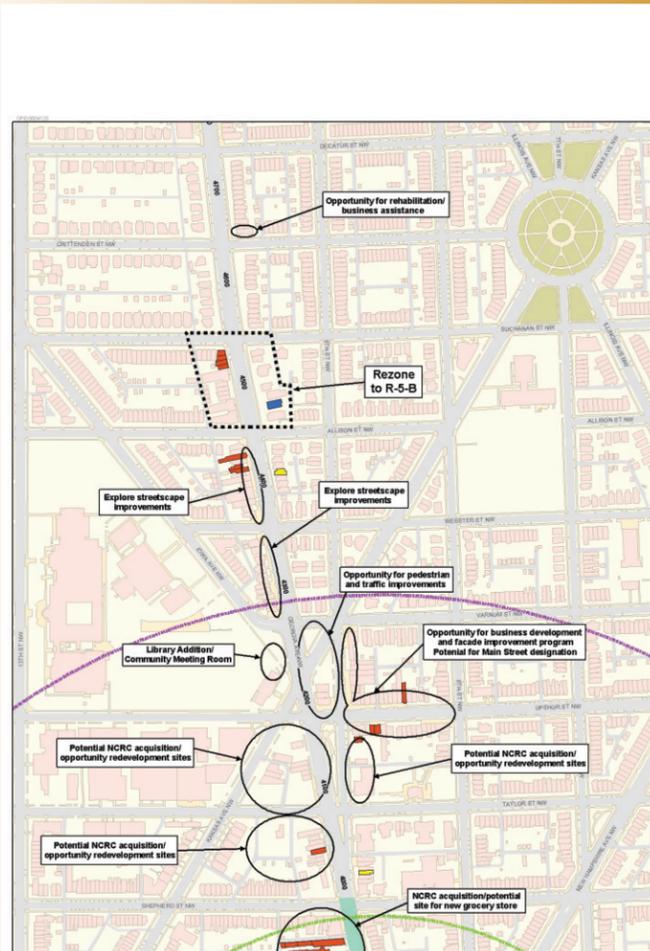
- 23 dwelling units (20 apartment units + 3 row house units)
- 50 structured parking spaces and 15 surface parking spaces
- Potential site for 15,000 -20,000sf ground floor institutional use (library)

VII. IMPLEMENTATION

Overview
Action Plan



VII. Implementation ACTION PLAN: UPSHUR

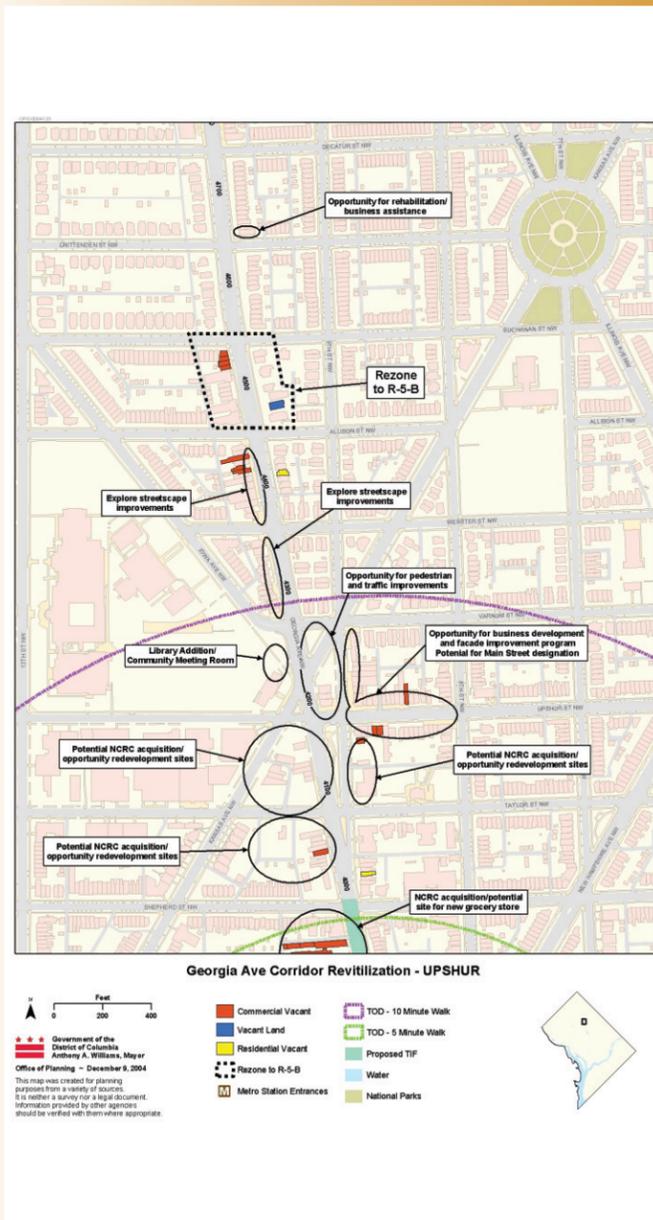


Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN								
UPSHUR from Decatur Street to Shepherd Street								
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion	
4700 Block								
3	Decatur Street to Crittenden Street	East	Corner business in need of rehab.	R-4	Explore business viability, development and renovation options with owner.	Property Owner; DMPED reSTORE DC	2-5 years	
n/a		West	Stable residential.	R-1-B			None	n/a
4600 Block								
n/a	Crittenden Street to Buchanan Street	East	Stable residential.	R-4	None	n/a	n/a	
n/a		West	Stable residential.	R-1-B			None	n/a
4500 Block								
1	Buchanan Street to Allison Street	East	Existing apartment building non-conforming in R-4 zone. Opportunity for moderate residential development.	R-4	Rezone to R-5-B.	OP; OZ	1-2 years	
1		West	Existing apartment building non-conforming in R-4 zone. Opportunity for moderate residential development.	R-4			Rezone to R-5-B.	OP; OZ
4400 Block								
n/a	Allison Street to Webster Street	East	Stable residential.	R-4	None	n/a	n/a	
n/a		West	None	C-2-A			None	n/a
2		West	Opportunity for streetscape improvements.	C-2-A			Explore streetscape improvements.	DDOT
4200 Block								
1	Varnum Street to Upshur Street	East	Retail is concentrated in an east-west orientation on Upshur Street and a north-south orientation on 9th Street. Opportunity to revitalize the neighborhood business district.	C-2-A	On Upshur and 9th Streets, implement an aggressive business development and facade improvement program. Explore Main Street designation.	DHCD; DMPED reSTORE DC	1-2 years	

Abbreviations	DHCD Department of Housing and Community Development	DPR Department of Parks and Recreation
	DDOT Department of Transportation	NCRC National Capital Revitalization Corporation
	DCPL DC Public Library	DMPED Deputy Mayor for Planning and Economic Development

VII. Implementation ACTION PLAN: UPSHUR

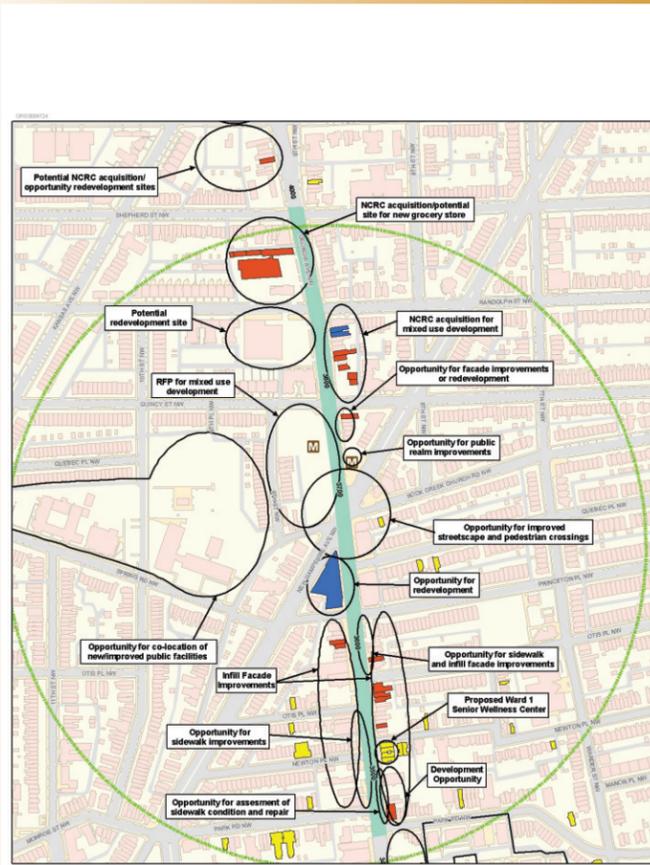


Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
UPSHUR from Decatur Street to Shepherd Street (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
4200 Block							
2	Varnum Street to Upshur Street	Center	Georgia Avenue/Kansas Avenue Crossroads. Poor pedestrian conditions, especially for school children. Poor traffic patterns.	C-2-A	Explore traffic circulation changes and implement pedestrian safety measures.	DDOT	2-5 years
2		Center	Existing concentration of open space & institutional uses, including pocket parks, library, schools, post office. Opportunity to enhance public realm.	C-2-A / R-4 (library & schools in R-4)	Implement public realm improvement plan.	DDOT; DPR	2-5 years
3		West	Potential opportunity to improve/expand Petworth Library Branch.	C-2-A / R-4 (library in R-4)	Explore library improvements/expansion	DCPL	5+ years
4100 Block							
2	Upshur Street to Taylor Street	East	Vacant lots & under-utilized properties. Opportunity to concentrate development to mid block.	C-2-A	Explore site assemblage and acquisition.	NCRC	2-5 years
n/a		East	None	C-2-A	None	n/a	n/a
2		West	Major redevelopment opportunity.	C-2-A	Site acquisition	NCRC	2-5 years
n/a		West	None	C-2-A	None	n/a	n/a
4000 Block							
n/a	Taylor Street to Shepherd Street	East	None	C-2-A	None	n/a	n/a
3		West	Existing mixed uses. Under-utilized properties. Opportunity for moderate residential development.	C-2-A	Explore site acquisition	NCRC	5+ years
n/a		West	None	C-2-A	None	n/a	n/a

Abbreviations	DHCD Department of Housing and Community Development	DPR Department of Parks and Recreation
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VII. Implementation ACTION PLAN: PETWORTH-METRO



Georgia Ave Corridor Revitalization - PETWORTH - METRO

Government of the District of Columbia
Anthony A. Williams, Mayor
Office of Planning - December 8, 2004
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN

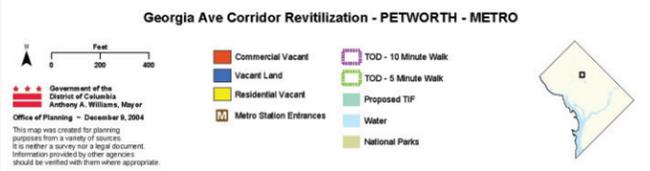
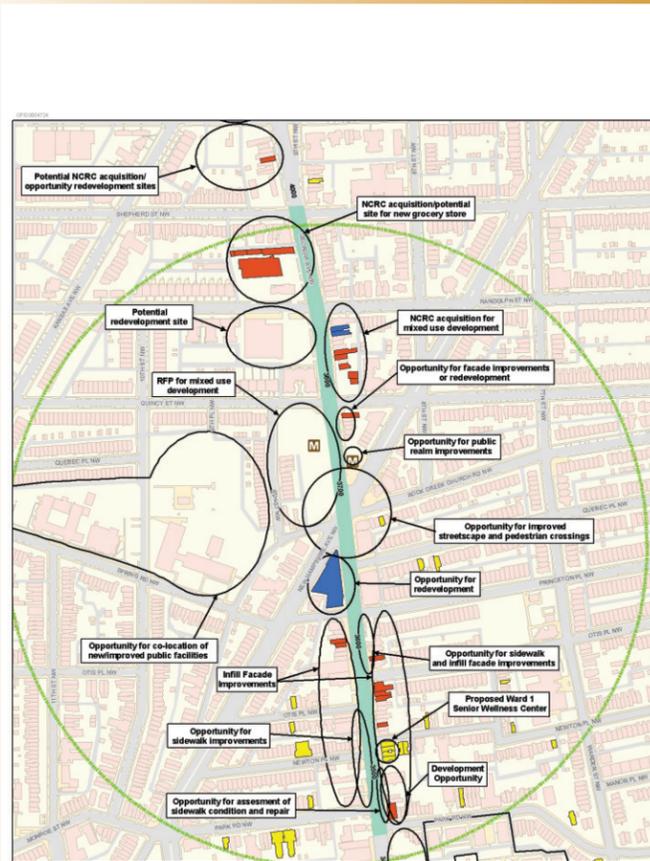
PETWORTH - METRO from Shepherd Street to Otis Place

Priority	Site Location	Issue	Current Zoning	Proposed Actions	Partners	Projected Completion	
3900 Block							
2	Shepherd Street to Randolph Street	East	Balanced mixed-use condition.	C-3-A	None	n/a	
1		West	Major redevelopment opportunity. Potential site for new grocery store.	C-3-A	NCRC to continue property acquisition for redevelopment.	NCRC	2-5 years
3800 Block							
1	Randolph Street to Quincy Street	East	Major redevelopment opportunity.	C-3-A	NCRC to continue property acquisition/negotiate business relocation for new development.	NCRC	2-5 years
2		West	Potential redevelopment opportunity. Safeway interest in building new 50,000 sf store.	C-3-A	Explore site acquisition.	Safeway; NCRC	5+ years
3700 Block							
2	Quincy Street to New Hampshire Avenue	East	Public space at Metro Station needs improvement.	C-3-A	Improve public realm.	WMATA; DDOT	1-2 years
3		East	Potential for small-scale redevelopment OR minor facade improvements.	C-3-A	Explore site assemblage or minor facade improvements.	NCRC; DMPED reSTORE DC	2-5 years
1		West	Major redevelopment opportunity.	C-3-A	Proceed with development per Request for Proposal.	DMPED; OP	1-2 years
2		West	School & recreation center in poor condition; under-utilized open space; opportunity for new mixed-used development to include new school, new recreation center, usable open space, health care center, and senior & other housing.	R-4	Explore new development to include new school, new recreation center, usable open space, health care center, and senior & other housing.	DCPS; DPR; DMPED; OP	5+ years

Abbreviations

DHCD	Department of Housing and Community Development	NCRC	National Capital Revitalization Corporation
DDOT	Department of Transportation	OP	Office of Planning
DMPED	Deputy Mayor for Planning and Economic Development	WMATA	Washington Metropolitan Area Transit Authority

VII. Implementation ACTION PLAN: PETWORTH-METRO



Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
PETWORTH - METRO from Shepherd Street to Otis Place (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
3700 Block							
1	Quincy Street to New Hampshire Avenue	Center	Wide intersection with unsafe traffic and pedestrian conditions. Opportunity to upgrade/beautify avenues. Opportunity to upgrade the bus stop area on Georgia Avenue.	C-3-A	Explore & implement pedestrian safety measures, including "countdown" pedestrian signals, crosswalks and medians. Redesign "saw tooth" bus lane.	DDOT; WMATA	1-2 years
3600 Block							
n/a	New Hampshire Avenue to Princeton Place	East	Existing retail development with recent facade improvements.	C-3-A	None	n/a	n/a
1		West	Potential mixed-use redevelopment site. Property owner proposes one-story retail development.	C-3-A	Continue to monitor current development proposal. Encourage maximum development potential of site to include residential and commercial uses.	DMPED	2-5 years
3	Princeton Place to Otis Place	East	Existing mixed-use development. Strip retail development and overbuilt retail.	C-3-A	Explore site acquisition for potential parking and/or farmers market.	NCRC; DMPED reSTORE DC; Community Harvest; OP	2-5 years
1		East	Uneven sidewalks in poor condition	C-3-A	Opportunity for sidewalk improvements.	DDOT	1-2 years
1		East	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
1		West	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs

Abbreviations		
DHCD	Department of Housing and Community Development	NCRC National Capital Revitalization Corporation
DDOT	Department of Transportation	OP Office of Planning
DMPED	Deputy Mayor for Planning and Economic Development	WMATA Washington Metropolitan Area Transit Authority