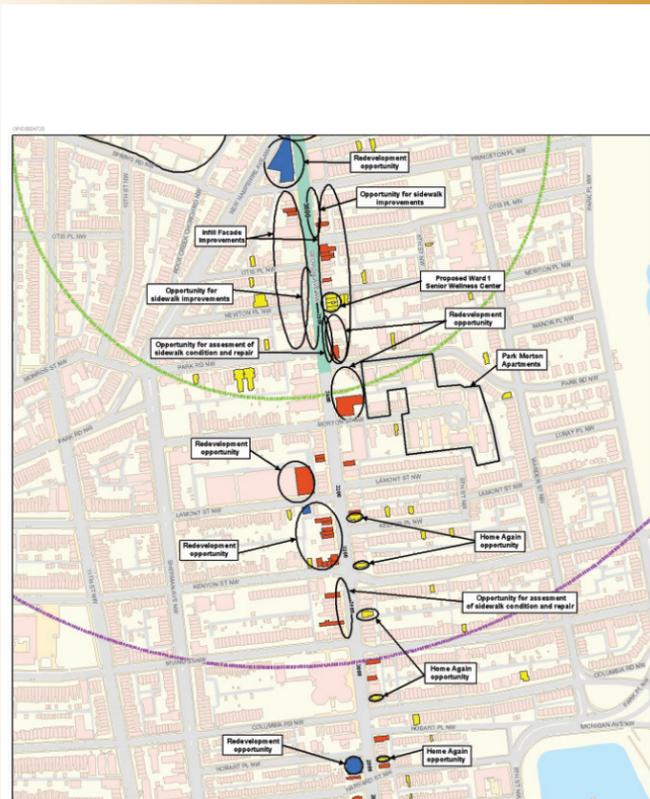


VII. Implementation ACTION PLAN: PARK VIEW/ PARK MORTON



Georgia Ave Corridor Revitalization - PARK VIEW/PARK MORTON



Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN PARK VIEW - PARK MORTON from Otis Place to Irving Street

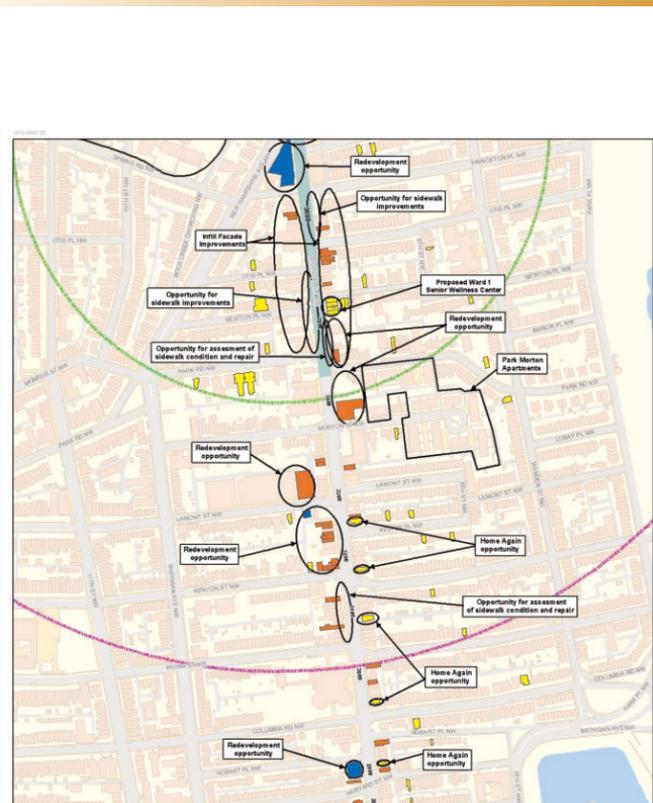
Priority	Site Location	Issue	Current Zoning	Proposed Actions	Partners	Projected Completion	
3500 Block							
1	From Otis Place to Newton Place	East	Some bricks in sidewalks are loose and in need of repair.	C- 3- A	Assess brickwork condition of sidewalks and repair where needed.	DDOT	1-2 yrs
1		East	Vacant/blighted residential property.	C- 3- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
1		East	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
2		West	Some bricks in sidewalks are loose and in need of repair.	C-3-A	Assess brickwork condition of sidewalks and repair where needed.	DDOT	1-2 yrs
1		West	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
1	From Newton Place to Park Road	East	4 Vacant rowhouses (3531-3537 Georgia Avenue). These properties have been transferred from DHCD to the Office of Property Management.	C- 3- A	Office of Aging will convert properties into a Senior Wellness Center. Otherwise there is opportunity for a mixed-use development (ground floor commercial and housing above).	OPM; OA	1-2 yrs
2		East	Under-utilized land use and one vacant property on block.	C- 3- A	Potential acquisition for redevelopment on remaining block. Opportunity for residential infill or mixed-use development (ground floor commercial and housing above).	NCRC or private developer	2-5yrs
2		East	Brickwork in sidewalks in need of repair.	C- 3- A	Assess and repair brickwork.	DDOT	1-2 yrs

Abbreviations:

DHCD Department of Housing and Community Development
DDOT Department of Transportation
OPM Office of Property Management
OA Office of Aging

NCRC National Capital Revitalization Corporation
DMPED Deputy Mayor for Planning and Economic Development
DCPL DC Public Libraries

VII. Implementation ACTION PLAN: PARK VIEW/ PARK MORTON



Georgia Ave Corridor Revitalization - PARK VIEW/PARK MORTON

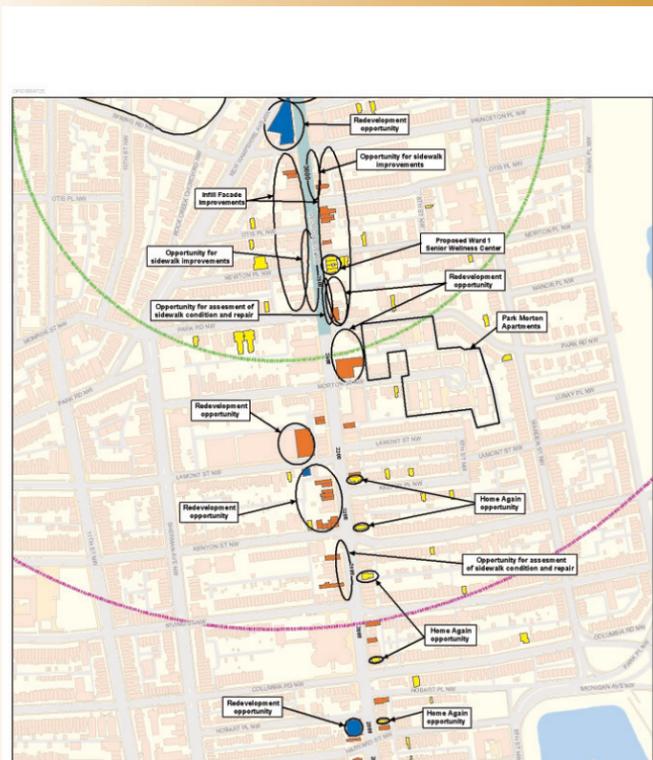
Government of the District of Columbia
 Anthony A. Williams, Mayor
 Office of Planning - December 8, 2004
 This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
PARK VIEW - PARK MORTON from Otis Place to Irving Street (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
3500 Block							
1	From Newton Place to Park Road	East	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
1		West	Some bricks in sidewalks are loose and in need of repair.	C- 3- A	Assess brickwork condition of sidewalks and repair where needed.	DDOT	1-2 yrs
1		West	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
3400 Block							
1	From Park Road to Morton Street	East	Under-utilized land use with a large vacant parcel at the corner.	C-2-A	Potential acquisition for redevelopment. Opportunity for a mixed-use development (ground floor commercial and housing above).	NCRC or private developer	2-5yrs
n/a		West	None	C-2-A	None	n/a	n/a
3300 Block							
n/a	From Morton Street to Lamont Street	East	None	C- 2- A	None	n/a	n/a
2		West	Large visible vacant and under-utilized property on Lamont Street.	C- 2- A	The Neighborhood Development Company converted the building into condominiums/lofts.	Property Owner; Private developer	1-2 yrs

Abbreviations:	DHCD	Department of Housing and Community Development	NCRC	National Capital Revitalization Corporation
	DDOT	Department of Transportation	DMPED	Deputy Mayor for Planning and Economic Development
	OPM	Office of Property Management	DCPL	DC Public Libraries
	OA	Office of Aging		

VII. Implementation ACTION PLAN: PARK VIEW/ PARK MORTON



Georgia Ave Corridor Revitalization - PARK VIEW/PARK MORTON



Key Plan

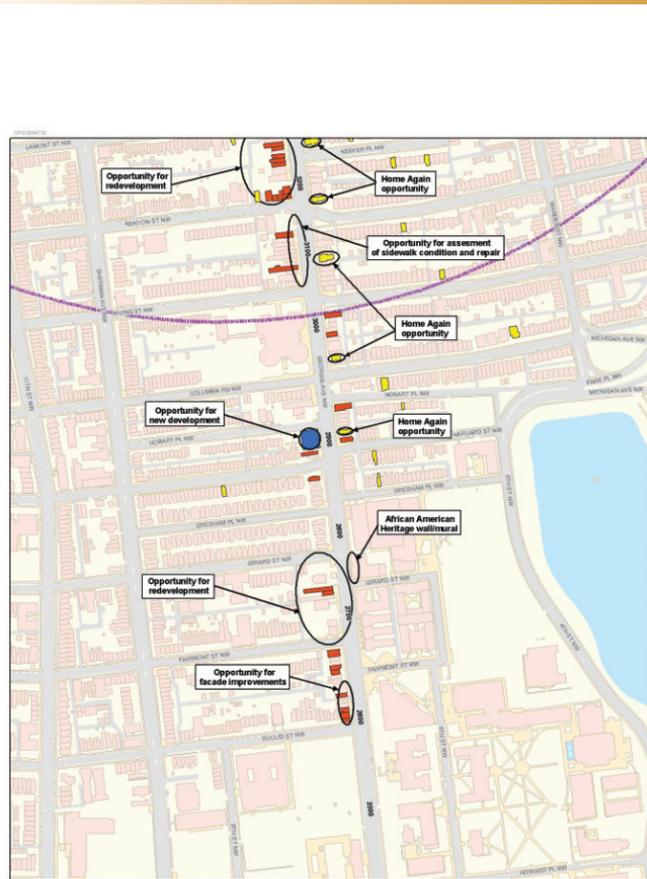
GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN PARK VIEW - PARK MORTON from Otis Place to Irving Street (continued)

Priority	Site Location	Issue	Current Zoning	Proposed Actions	Partners	Projected Completion	
3200 Block							
1	From Lamont Street to Kenyon Street	East	Vacant/blighted residential property.	C- 2- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
1		West	Significant vacancies and large under-utilized land on entire block.	C- 2- A	Potential acquisition and property assemblage for redevelopment. Opportunity a mixed-use development (ground floor commercial and housing above) and potential site for ground floor library.	NCRC or private developer; DCPL	2-5yrs
3100 Block							
2	From Kenyon Street to Irving Street	East	Some bricks in sidewalks are loose and in need of repair.	C-2-A	Assess brickwork condition of sidewalks and repair where needed.	DDOT	1-2 yrs
1		East	Vacant/blighted residential property.	C- 2- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
2		West	Some bricks in sidewalks are loose and in need of repair.	C-2-A	Assess brickwork condition of sidewalks and repair where needed.	DDOT	1-2 yrs

Abbreviations:

DHCD	Department of Housing and Community Development	NCRC	National Capital Revitalization Corporation
DDOT	Department of Transportation	DMPED	Deputy Mayor for Planning and Economic Development
OPM	Office of Property Management	DCPL	DC Public Libraries
OA	Office of Aging		

VII. Implementation ACTION PLAN: PLEASANT PLAINS

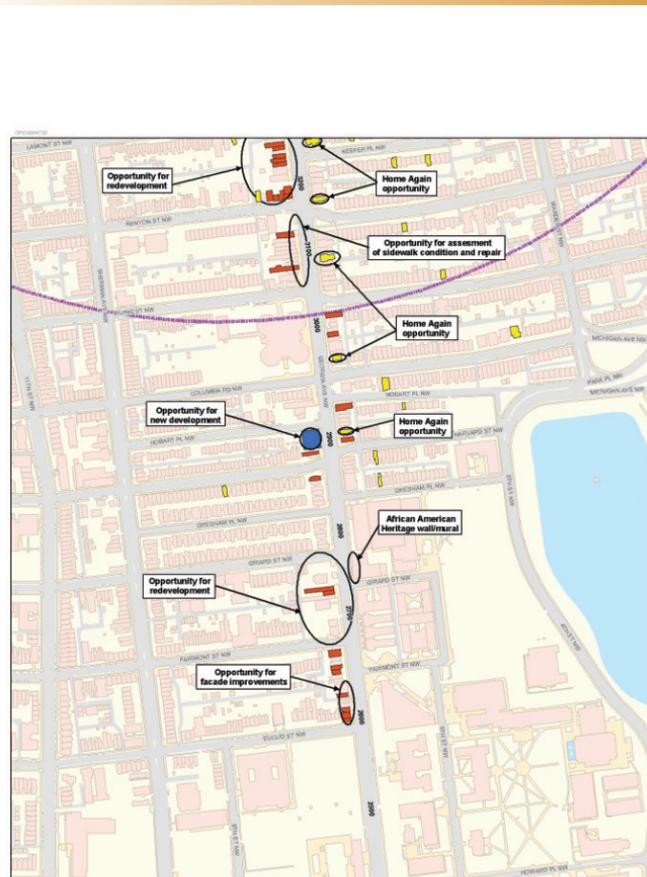


Key Plan

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
Pleasant Plains from Irving Street to Euclid Street							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
3000 Block							
1	From Irving Street to Columbia Road	East	Vacant/blighted residential property.	C- 2- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
n/a		West	None	C- 2- A	None	n/a	n/a
2900 Block							
n/a	From Columbia Road to Hobart Street	East	None	C- 2- A	None	n/a	n/a
1	From Hobart Place to Harvard Street	East	Vacant/abandoned residential property.	C- 2- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
1		West	None	C- 2- A	None	n/a	n/a
1	From Columbia Road to Hobart Place	West	Corner vacant building.	C- 2- A	Opportunity for new development.	Howard University (property owner); DMPED (ReStore DC)	2-5 yrs
1	From Hobart Place to Harvard Street	West	Large vacant/empty lot.	C- 2- A	Opportunity for Redevelopment; potential new infill residential development.	Howard University (property owner)	2-5 yrs

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

VII. Implementation ACTION PLAN: PLEASANT PLAINS



GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
Pleasant Plains from Irving Street to Euclid Street (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
2800 Block							
3	From Harvard Street to Gresham Place; from Gresham Place to Girard Street	East	Uninviting building front at bank/Howard University (from Gresham to Girard).	C- 2- A	Opportunity for development of African American heritage wall/ mural with Howard University (from Gresham to Girard).	Howard University; Commission of Arts & Humanity	1-2 yrs
n/a		West	None	C- 2- A	None	n/a	n/a
n/a		West	None	C- 2- A	None	n/a	n/a
2700 Block							
n/a	From Girard Street to Fairmont Street	East	None	C- 2- A	None	n/a	n/a
2		West	Large under-utilized block with vacancies.	C- 2- A	Potential acquisition for redevelopment. Opportunity a mixed-use development (ground floor commercial and housing above) and potential site for ground floor library.	NCRC; Howard University; DMPED; Private Developers; DCPL	2-5yrs
2600 Block							
n/a	From Fairmont Street to Euclid Street	East	None	C- 2- A	None	n/a	n/a
3		West	Minor poor storefront conditions on mid-block.	C- 2- A	Proposed minor facade improvements.	DHCD	2-5 yrs

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

Key Plan

VII. Implementation
**ECONOMIC
 DEVELOPMENT**

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN				
Proposed Corridor-Wide Business & Economic Development Strategy (Wards 1 & 4)				
Priority	Issue	Proposed Actions	Partners	Timeline - Projected Completion
1	A major economic development tool is needed to attract new development to the corridor.	Establish a Tax Increment Financing (TIF) district for Georgia Avenue, from Shepherd Street in Ward 4 to Kenyon Street in Ward 1.	DMPED; CFO	1-2 yrs
1	Existing marginal to viable businesses currently located in an area for proposed overlay zone need assistance to upgrade/expand/relocate to effectively compete with current and future market forces.	Create and/or link business assistance/development programs that cater to the needs of corridor businesses.	Georgia Avenue Business Resource Center; Howard University SBA Program and Center for Urban Progress; DMPED	On-going
1	Some storefronts are in need of facade improvements as well as technical assistance for the businesses, so that overall business viability is increased.	Cluster the Georgia Avenue facade improvements on an entire block with a focus area around the metro station and restructure the Program to include technical assistance to businesses.	DHCD; Georgia Avenue Business Resource Center	On-going
1	A significant amount of commercial buildings are vacant and abandoned.	Provide financial resources to support Home Again to extend their program to include commercial properties.	DMPED	1-2 years

Abbreviations:	DHCD	Department of Housing and Community Development
	CFO	Chief Financial Officer
	DMPED	Deputy Mayor for Planning and Economic Development

VII. Implementation
HOUSING

GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN				
Proposed Housing Strategy – Ward 1				
Priority	Issue	Proposed Actions	Partners	Projected Completion
1	There is a significant amount of blighted/dilapidated residential properties in the blocks surrounding Georgia Avenue. The neighborhood's housing stock is aging with minimal construction since the 1960's. Fifty-eight percent of the existing units were built prior to 1939. Many owners are in need of assistance to maintain/rehab properties.	Establish a pilot-project, the "Targeted Block Initiative" to take 1 or 2 existing neighborhood blocks that have high levels of deteriorated residential properties and work with property owners to channel technical and financial resources (both public and private) to improve exterior and interior physical appearance. The "Targeted Block Initiative" will provide financial assistance to homeowners and focus scarce resources one block at a time while creating a targeted, visible impact in the community. The Initiative will also serve as a catalyst for improvement in surrounding neighborhood blocks.	DHCD; DCHFA	2-5 yrs
1	There is a large amount of vacant/abandoned residential properties in neighborhood blocks surrounding Georgia Avenue. This has contributed to a decrease in population density, which is needed to support surrounding businesses as well as to attract quality neighborhood commercial services. It is also a negative visible sign of instability and economic decline.	Increase and improve the community's housing supply through the Home Again Initiative which works to put vacant and abandoned properties into productive use. Identify all the residential properties in the Georgia Avenue study area to be included in the Home Again Initiative's inventory. This includes residential properties along the Georgia Avenue corridor as well as the surrounding neighborhood blocks.	DMPED (Home Again Initiative)	On-going
1	Park Morton Public Housing Complex has a poor physical layout and design. The physical component contributes to a visible exclusion from the surrounding community, as the physical design does not fit with the overall neighborhood character. As such it, it lacks private space, which leads to attracting and fostering negative activity to the area.	Establish a Park Morton Task Force to focus on and address the issues surrounding the Park Morton public housing complex.	Park Morton Resident Council, DCHA; DCHFA; DMPED; DHCD; OP; MPD; NCRC; OCA	On-going

Abbreviations:	DHCD Department of Housing and Community Development	MPD Metropolitan Police Department
	DCHFA Housing Finance Authority	NCRC National Capital Revitalization Corporation
	DMPED Deputy Mayor for Planning and Economic Development	OCA Office of the City Administrator
	OP Office of Planning	DCHA DC Housing Authority