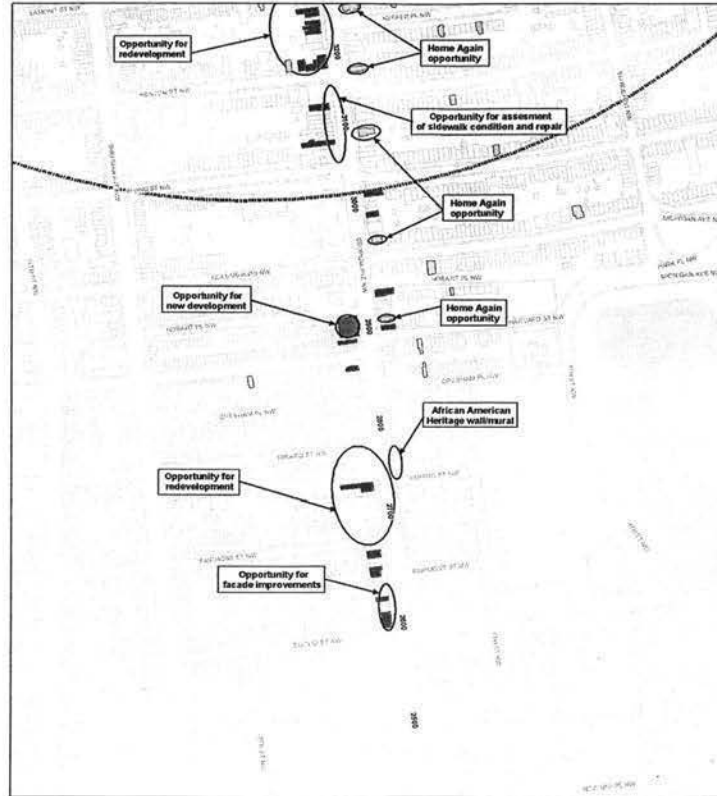


VI. REDEVELOPMENT OPPORTUNITY SITES

Overview
Upshur
Petworth-Metro
New Park Morton
Pleasant Plains



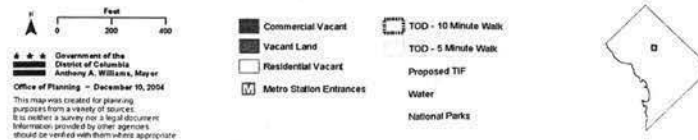
Neighborhood Areas
PLEASANT PLAINS



Recommendations:

- Apply Facade Improvement Program to existing businesses in the 2600 block west side
- Apply corridor-wide business & economic development strategy (see Implementation – Action Plan section)
- Aggressively implement the Mayor’s Home Again Initiative to return the residential vacancies to productive use
- Acquire and assemble many of the existing vacant properties along the corridor for redevelopment. (Refer to section on “Redevelopment Opportunity Sites”)
- Assess brick condition of sidewalks and repair uneven sidewalks where needed. Apply better pedestrian crossings, signage, and pavement markings
- Partner with Howard University to redevelop their vacant properties
- Create a visual gateway into the corridor by creating an African-American Heritage Wall that would recognize the contribution of the city and Howard University alumni on one of the Howard University-owned buildings facing Georgia Avenue

Georgia Ave Corridor Revitalization - PLEASANT PLAINS



Proposed Plan for Pleasant Plains Neighborhood Area

VI Redevelopment Opportunity Sites OVERVIEW

There are numerous vacant parcels, deteriorating structures and underutilized lots throughout the study area, many of which have potential for redevelopment with housing, retail, office or institutional uses. Additionally, current market forces for development are strong. To ensure that available property is used effectively to support the corridor's revitalization goals and to help guide current and future development proposals, several key sites have been analyzed and identified as Redevelopment Opportunity Sites.

The development programs presented for each Redevelopment Opportunity Site is designed to illustrate a potential redevelopment outcome and is not intended to represent a predetermined development plan.

The actual redevelopment of properties along Georgia Avenue will be subject to private market decisions, public regulatory and review processes, and ongoing input and guidance from the citizens of all the neighborhoods throughout the corridor.



Vacant/boarded up property at Quncy Street/Georgia Avenue



3900 Georgia Avenue, West



Vacant lot at Georgia Avenue/New Hampshire Avenue

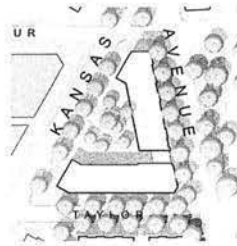
VI. Redevelopment
Opportunity Sites

UPSHUR

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



Key Plan

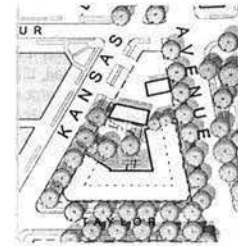


DETAIL PLAN A. (1)

4100 West - Option 1

Site area: 49,000sf (approx.)

- 106 dwelling units
- 80 underground parking spaces
- 4000 sf commercial space at north corner
- Requires acquisition of entire block.

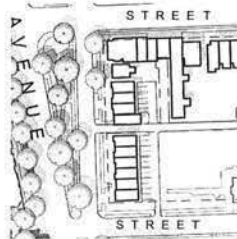


DETAIL PLAN A. (2)

4100 West - Option 2

Site area: 34,400sf (approx.)

- 74 dwelling units
- 40 surface parking spaces
- 5000 sf commercial space at north corner
- Does not require acquisition of service station on north portion of the block

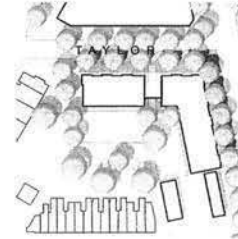


DETAIL PLAN C.

4100 East

Site area: 18,500sf (approx.)

- 9 rowhouse dwelling units
- 18 surface parking spaces



DETAIL PLAN B.

4000 West

Site area: 46,400sf (approx.)

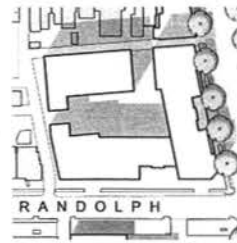
- 86 dwelling units
- 51 surface parking spaces

Redevelopment
Opportunity Sites
PETWORTH-METRO

C-3-A Zoning
 Lot Occ. Max: 75%
 Height Limit: 65'
 FAR Maximum: 4.0



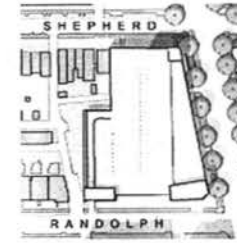
Key Plan



DETAIL PLAN A.1

3900 West - Option 1
 Site area: 38,000sf (approx.)

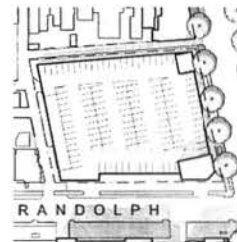
- 200 dwelling units
- Up to 7000sf ground-floor commercial space fronting Georgia Ave.
- 110 underground parking spaces



DETAIL PLAN A.2

3900 West - Option 2
 Site area: 53,000sf (approx.)

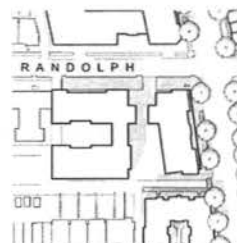
- 50,000 SF grocery store
- 170 rooftop parking spaces



DETAIL PLAN A.3

3900 West - Option 3
 Site area: 50,000sf (approx.)

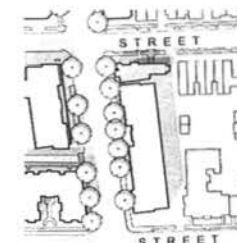
- 37,500sf grocery store
- 120 rooftop parking spaces



DETAIL PLAN B.

3800 West
 Site area: 59,000sf (approx.)

- 200 dwelling units
- 110 underground parking spaces
- 4000sf commercial space on Georgia Ave.



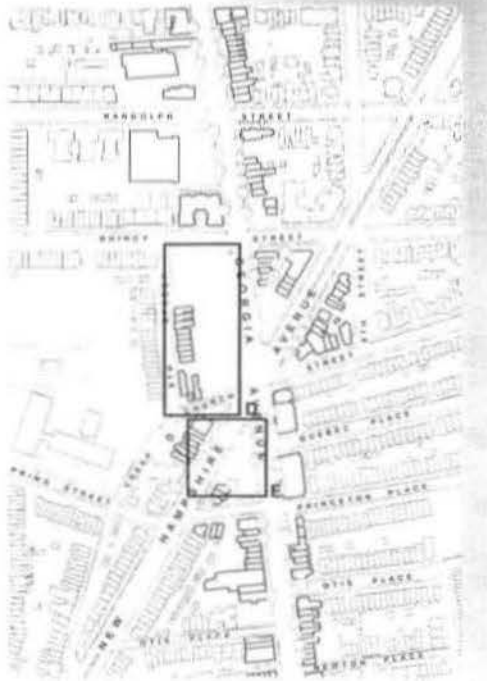
DETAIL PLAN C.

3800 East
 Site area: 24,500sf (approx.)

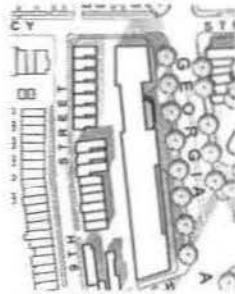
- Current NCRC development proposal
- 100 dwelling units
- 6500sf ground floor commercial space
- 80 Underground Parking

vi. Redevelopment
Opportunity Sites
PETWORTH-METRO

C-3-A Zoning
Lot Occ. Max: 75%
Height Limit: 65'
FAR Maximum: 4.0



Key Plan

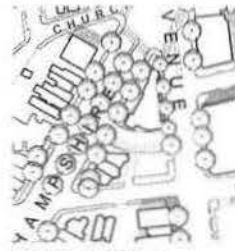


DETAIL PLAN D

3700 West

Site area: 58,900sf (approx.)

- District government RFP award to Donatelli & Klein to develop site.
- 148 dwelling units
- 17,000 SF ground-floor retail
- 147 Underground parking spaces

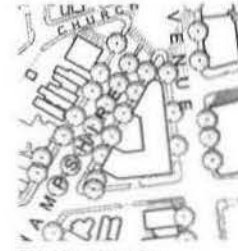


DETAIL PLAN E.2

3600 West - Existing Proposal

Site area: 10,400sf (approx.)

- 3,400sf one and a half-story retail to occupy the north corner with surface parking.



DETAIL PLAN E.1

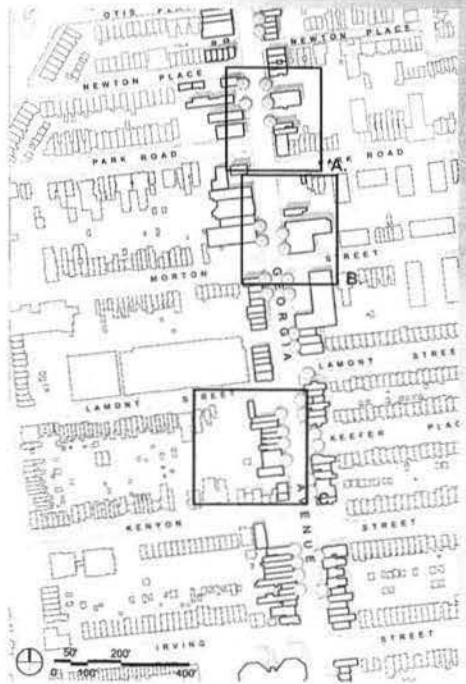
3600 West - Option 1

Site area: 13,000sf (approx.)

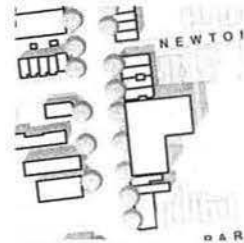
- 68 dwelling units.
- 10,000 sf ground floor commercial space along Georgia Ave.
- This option requires acquisition of 3 lots at the southwest portion of the site
- Minimum of 80 parking spaces underground.

Redevelopment Opportunity Sites
**PARK VIEW/
 PARK MORTON**

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



Key Plan



DETAIL PLAN A.1

3500 East - Option 1
 Site area: 18,000sf (approx.)

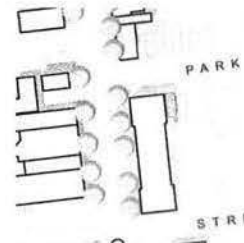
- New 6 story residential infill development
- 72 dwelling units
- 38 parking spaces (structured)
- 2,600sf ground floor commercial space



DETAIL PLAN A.2

3500 East - Option 2
 Site area: 18,000sf (approx.)

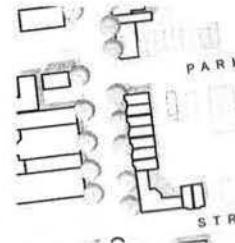
- New 3 story residential infill development
- 12 dwelling units
- 12 surface parking spaces



DETAIL PLAN B.1

3400 East - Option 1
 Site area: 24,000sf (approx.)

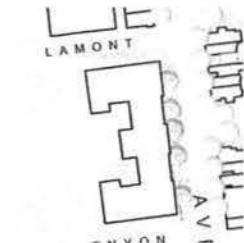
- New 4 story mixed use development
- 50 dwelling units
- 30 surface parking units
- 4,000 sf ground floor commercial space



DETAIL PLAN B.2

3400 East - Option 2
 Site area: 24,000sf (approx.)

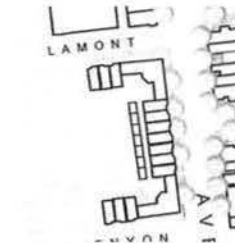
- New 3 & 4 story residential development
- 21 dwelling units (12 apartment units & 9 self park row house units)
- 31 surface parking units



DETAIL PLAN C.1

3200 West - Option 1
 Site area: 39,000sf (approx.)

- New 4 story mixed use development
- 80 dwelling units
- 5,000sf ground floor commercial space or potential site for 15,000 -20,000sf ground floor institutional use (library)
- 100 structured parking units



DETAIL PLAN C.2

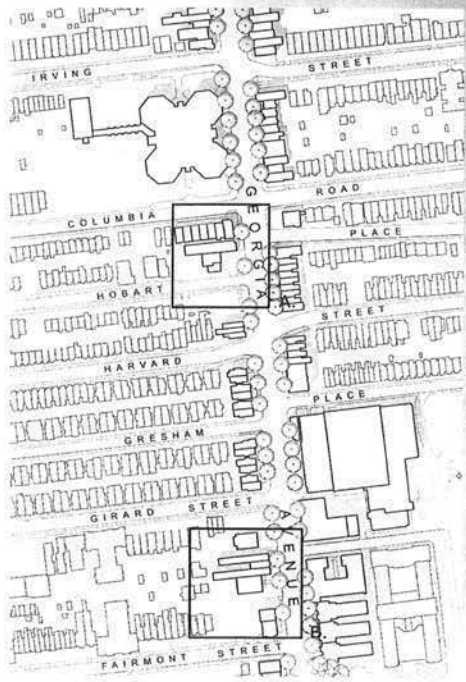
3200 West - Option 2
 Site area: 39,000sf (approx.)

- New 3 & 4 story residential development
- 37 dwelling units (24 apartment units & 13 self park rowhouse units)
- 48 surface parking units

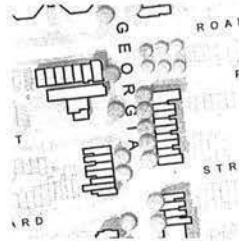
Urban Redevelopment
Opportunity Sites

PLEASANT PLAINS

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



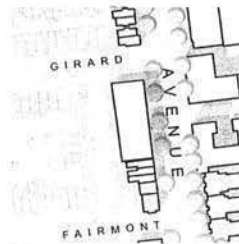
Key Plan



DETAIL PLAN A.1

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

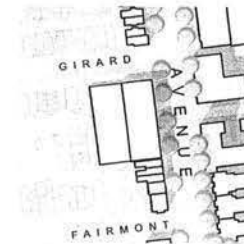
- New infill residential development
- 4 dwelling units
- 8 surface parking spaces



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



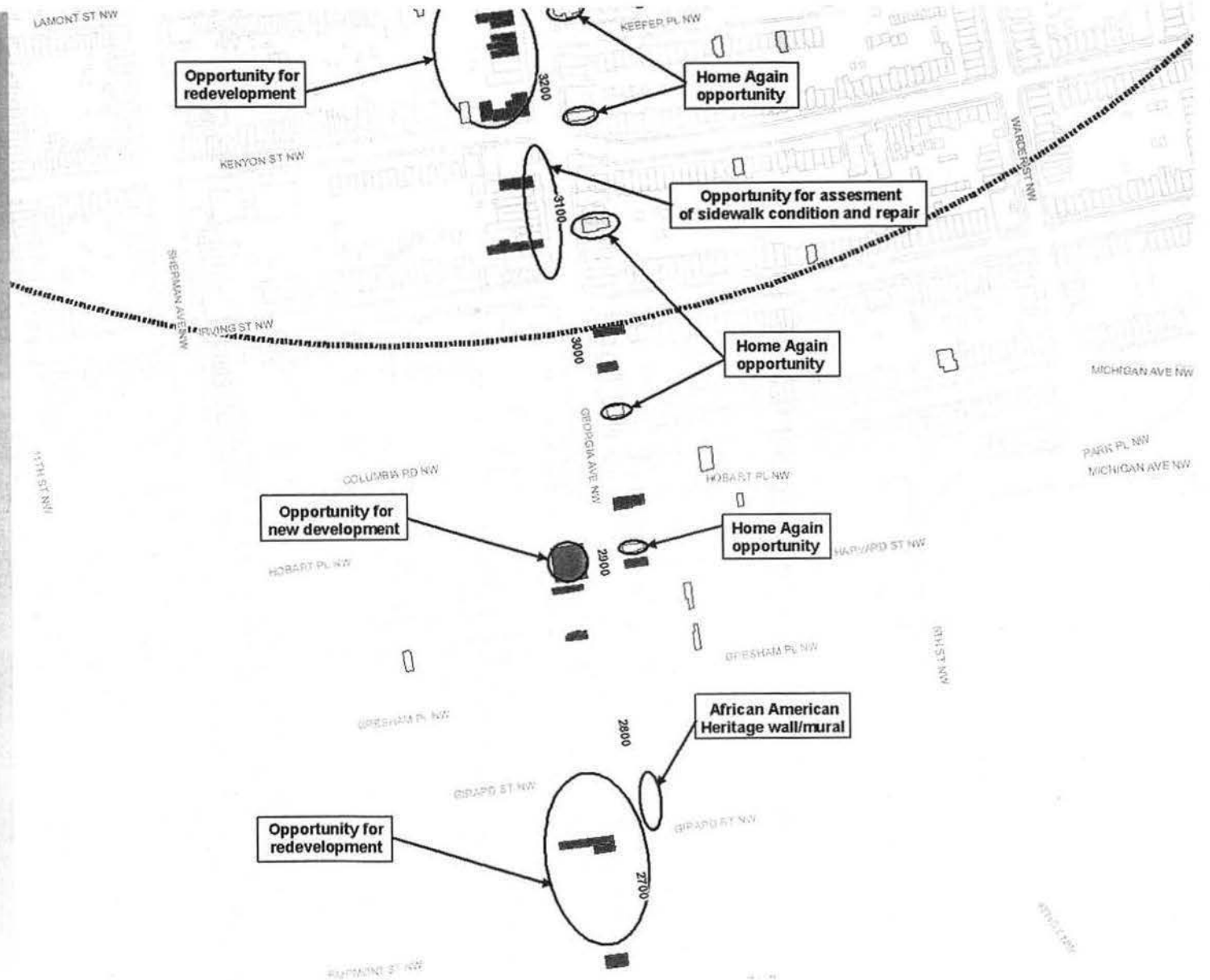
DETAIL PLAN B.2

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

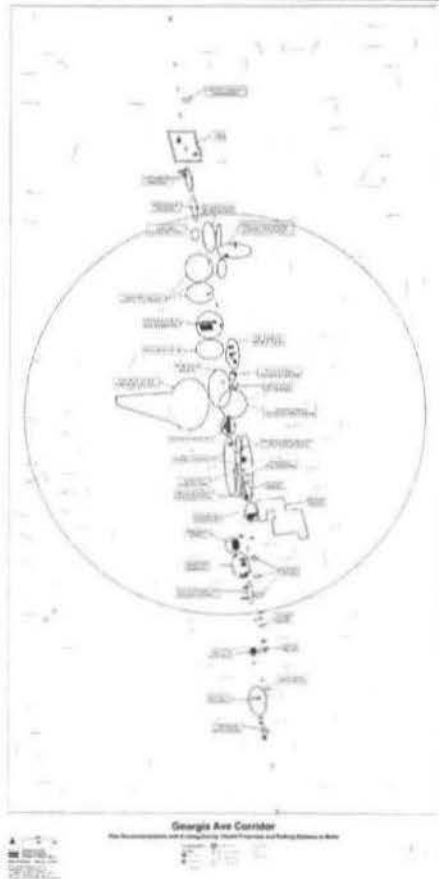
- 23 dwelling units (20 apartment units + 3 row house units)
- 50 structured parking spaces and 15 surface parking spaces
- Potential site for 15,000 -20,000sf ground floor institutional use (library)

VII. IMPLEMENTATION

Overview
Action Plan



Implementation OVERVIEW



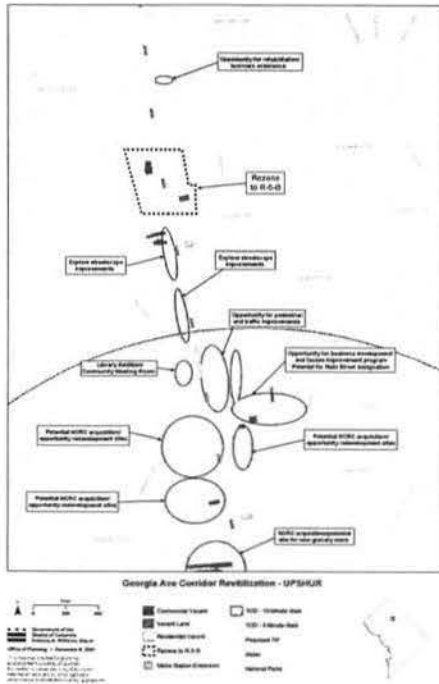
Georgia Avenue Revitalization Action Plan

The Georgia Avenue-Petworth Metro Station Area & Corridor Plan sets the framework and starting point for revitalizing the corridor. As the community and the District begin implementation, the Plan will require the continued involvement and responsiveness of all stakeholders—residents, businesses, property owners, institutions, private investors, elected officials, and government agencies. All partners must demonstrate the willingness to make things happen and achieve positive change. The “Champion” of the Plan includes all key stakeholders. Revitalization is long, hard work. Because of the time length and complexity of these efforts, the Champion must be committed to the long-term success and implementation of the Plan.

The **Georgia Avenue Revitalization Action Plan**, which follows, has been developed to initiate and monitor action on the Georgia Avenue-Petworth Metro Station Area & Corridor Plan recommendations. On a block-by-block basis, the Action Plan specifies each Issue and corresponding Action Item. The priority, location, current zoning, responsible partners, and projected completion dates are also listed for each Action Item.

The Office of the Deputy Mayor for Planning and Economic Development will provide general coordination of plan implementation, in close partnership with the citizens and other stakeholders. While the District government will manage public investment, much of the plan’s success hinges on the behavior of the private sector. A strong public-private partnership must be formed with continued guidance and support from residents. The long-term success of the Plan also depends heavily on community leadership and individual action.

Implementation ACTION PLAN: UPSHUR

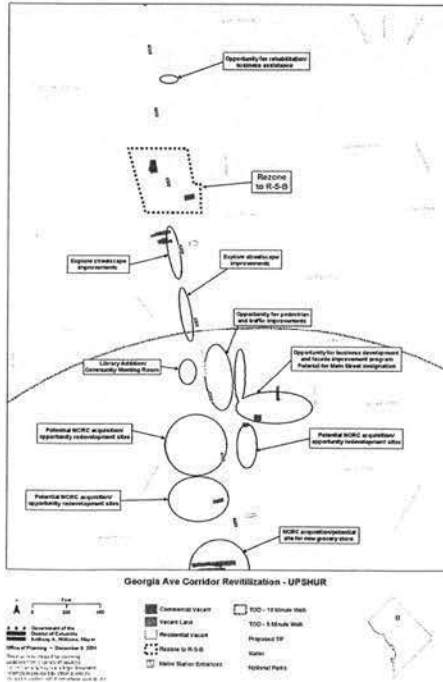


Key Plan

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	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	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	1-2 years
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	n/a
2		West	Opportunity for streetscape improvements.	C-2-A	Explore streetscape improvements.	DDOT	1-2 years
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

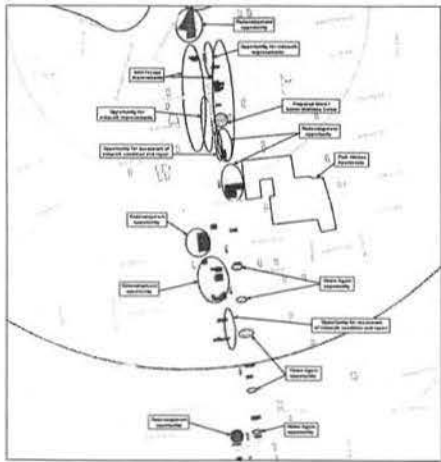


GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
UPSHUR from Decatur Street to Shepherd Street (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
4200 Block							
2	Varnum Street to Upshur Street	Center	Georgia Avenue/Kansas Avenue 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
	DDOT Department of Transportation	NCRC National Capital Revitalization Corporation
	DCPL DC Public Library	DMPED Deputy Mayor for Planning and Economic Development

Key Plan

VII. Implementation
**ACTION PLAN:
 PARK VIEW/
 PARK MORTON**



Georgia Ave Corridor Revitalization - PARK VIEW/PARK MORTON

Legend:

- Commercial Structure
- Public Building
- Industrial Structure
- Historic Building
- Senior Center Structure
- Stair
- Special Facility
- 10'W - Sidewalk Walk
- R2 - 4' Walkway
- Proposed SF
- Water
- Special Facility

Scale: 1 inch = 100 feet

Office of Planning | December 2, 2010

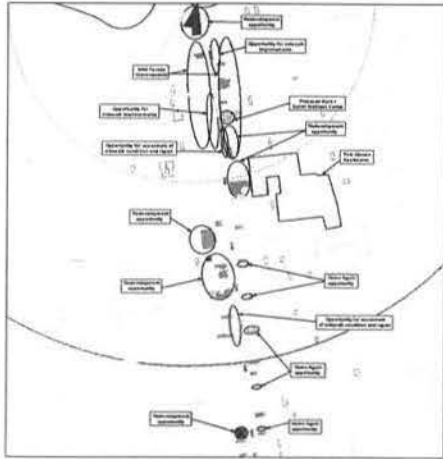
GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN PARK VIEW - PARK MORTON from Otis Place to Irving Street							
Priority	Site Location	Issue	Current Zoning	Proposed Actions	Partners	Projected Completion	
3500 Block							
1	From Otis Place to Newton Place	East	Some bricks in sidewalks are loose 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	From Newton Place to Park Road	West	Poor storefront conditions.	C-3-A	Complete infill facade improvements on these blocks.	DHCD	1-2 yrs
1		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:

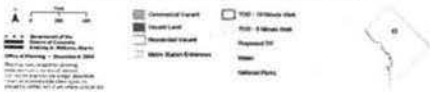
DHCD	Department of Housing and Community Development	NCRC	National Capital Revitalization Corporation
DDOT	Department of Transportation	DMPED	Deputy Mayor for Planning and Economic Development.
OPM	Office of Property Management	DCPL	DC Public Libraries
OA	Office of Aging		

Key Plan

VII. Implementation
ACTION PLAN:
**PARK VIEW/
 PARK MORTON**



Georgia Ave Corridor Revitalization - PARK VIEW/PARK MORTON

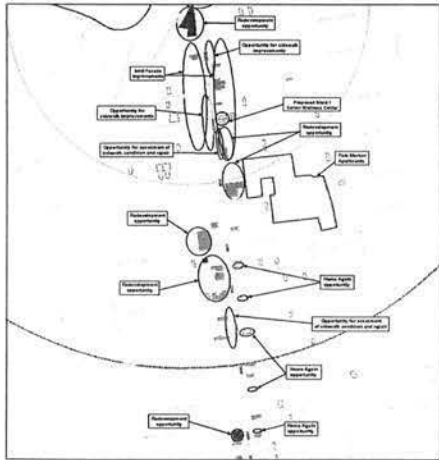


Key Plan

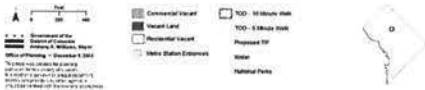
GEORGIA AVENUE REVITALIZATION STRATEGY - ACTION PLAN							
PARK VIEW - PARK MORTON from Otis Place to Irving Street (continued)							
Priority	Site Location		Issue	Current Zoning	Proposed Actions	Partners	Projected Completion
3500 Block							
1	From Newton Place to Park Road	East	Poor storefront conditions.	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



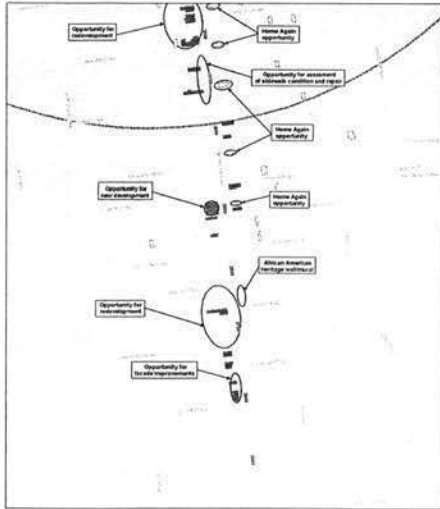
Key Plan

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
		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 1 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
		East	Vacant/blighted residential property.	C- 2- A	Home Again opportunity.	DMPED (Home Again Initiative)	On-going
		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		

Implementation ACTION PLAN: PLEASANT PLAINS



Georgia Ave Corridor Revitalization - PLEASANT PLAINS



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

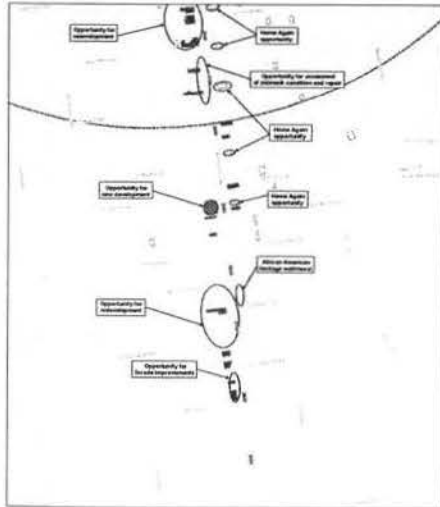
Abbreviations:

DHCD Department of Housing and Community Development
DDOT Department of Transportation
DCPL DC Public Libraries

NCRC National Capital Revitalization Corporation
DMPED Deputy Mayor for Planning and Economic Development

Key Plan

VII. Implementation
**ACTION PLAN:
 PLEASANT PLAINS**



Georgia Ave Corridor Revitalization - PLEASANT PLAINS



Key Plan

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	None	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		

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

VI. 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 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

ACKNOWLEDGMENTS

The Georgia Avenue-Petworth Metro Station Area & Corridor Plan is the result of participation representing all parts of the community. This included the active involvement of individual residents, neighborhood organizations, business owners, property owners, elected officials, and government agencies.

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ANC 1A

ANC 1B

ANC 4C

Assembly of Petworth

Blacks in Government

Georgia Avenue Business Resource Center

Georgia Avenue/Rock Creek East Family Support Collaborative

Hands Together Neighborhood Club

Howard University Community Association

Lower Georgia Avenue Business Association

Luray Warder Block Association

Lutheran Social Services of National Capital Area

Nile Valley Business Association

North Columbia Heights Civic Association

Northwest Boundary Civic Association

Petworth Action Committee

Petworth Neighborhood Civic Association

Pleasant Plains Civic Association

Quincy, Randolph, Spring Block Association

United Neighborhood Coalition

UNTS (Upshur, New Hampshire, Taylor, Shepherd) Association

Up the Unity

Ward 1 Economic Development Corporation

Ward 4 Economic Development Task Force

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Office of the Deputy Mayor for Planning & Economic Development

Department of Housing & Community Development

Department of Parks & Recreation

District Department of Transportation

D.C. Housing Authority

D.C. Housing Finance Agency

D.C. Public Library

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