Government of the District of Columbia
Anthony A. Williams, Mayor

Stanley Jackson, Deputy Mayor
for Planning & Economic Development

Dan Tangherlini, Director
District Department of Transportation

GREAT STREETS
AVENUES *of* OPPORTUNITY

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GREAT STREETS
AVENUES *of* OPPORTUNITY

7th Street NW

IMAGE PROVIDED BY DC OFFICE OF PLANNING.

Great Streets is a multi-year and multiple agency effort to transform under-invested corridors into thriving and inviting neighborhood centers using public actions and resources, as needed, to leverage private investment in retail, housing, offices and cultural facilities.

IMAGE PROVIDED BY DDOT.

H STREET NE

"Great Streets are so important because they really are the arteries of commerce, vitality, city living, jobs and opportunity in our city. Great Streets are part of the building blocks of a great city."

Mayor Anthony A. Williams

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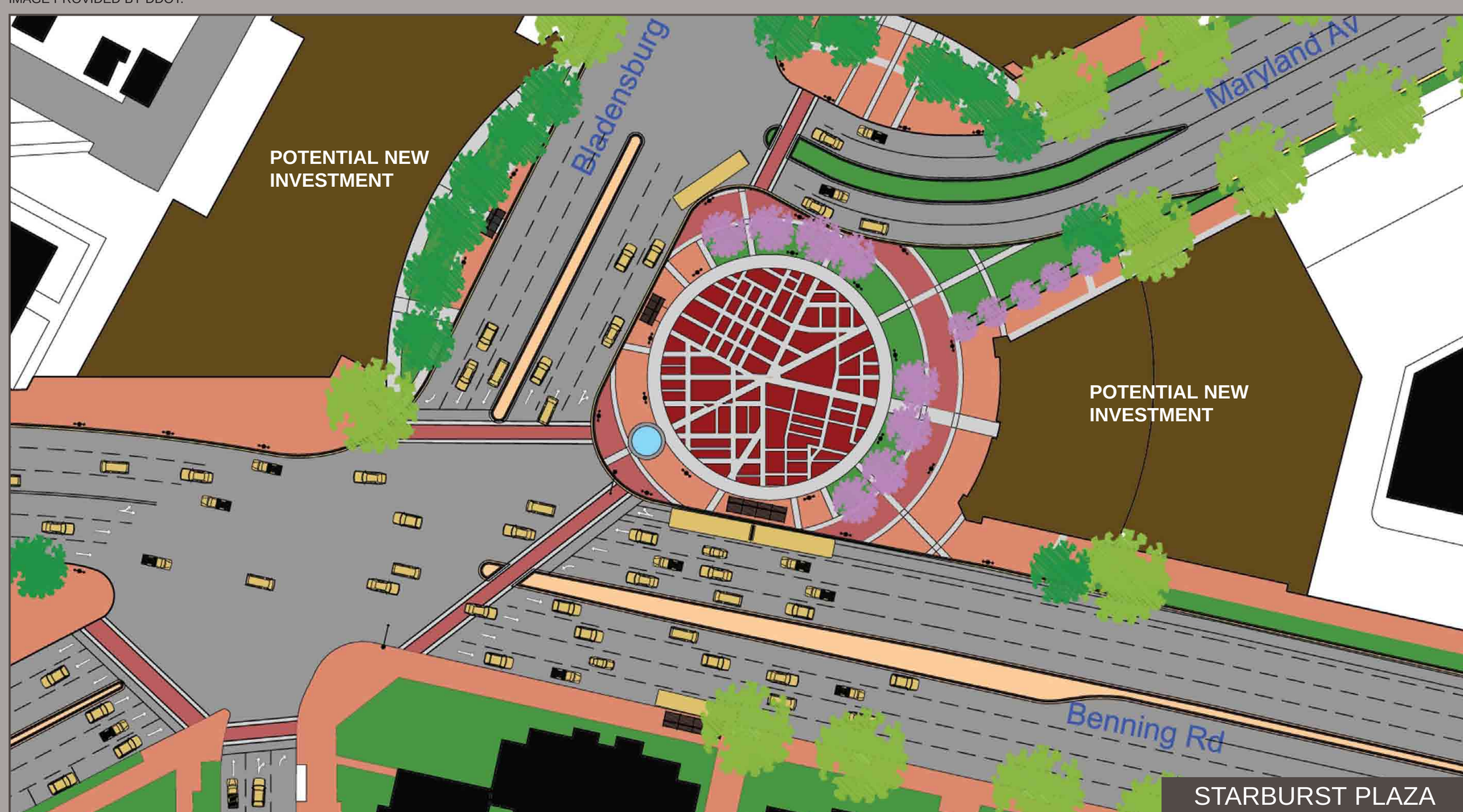
PETWORTH METRO

IMAGE PROVIDED BY DONATELLI & KLEIN, DEVELOPER.

The District will invest up to $16 million in small business assistance and gap funding of development projects. Over $100 million will be invested in new sidewalks, lighting, paving and street trees to improve the physical setting, reduce crime and attract new investment.

IMAGE PROVIDED BY DDOT.



STARBURST PLAZA

District Investment

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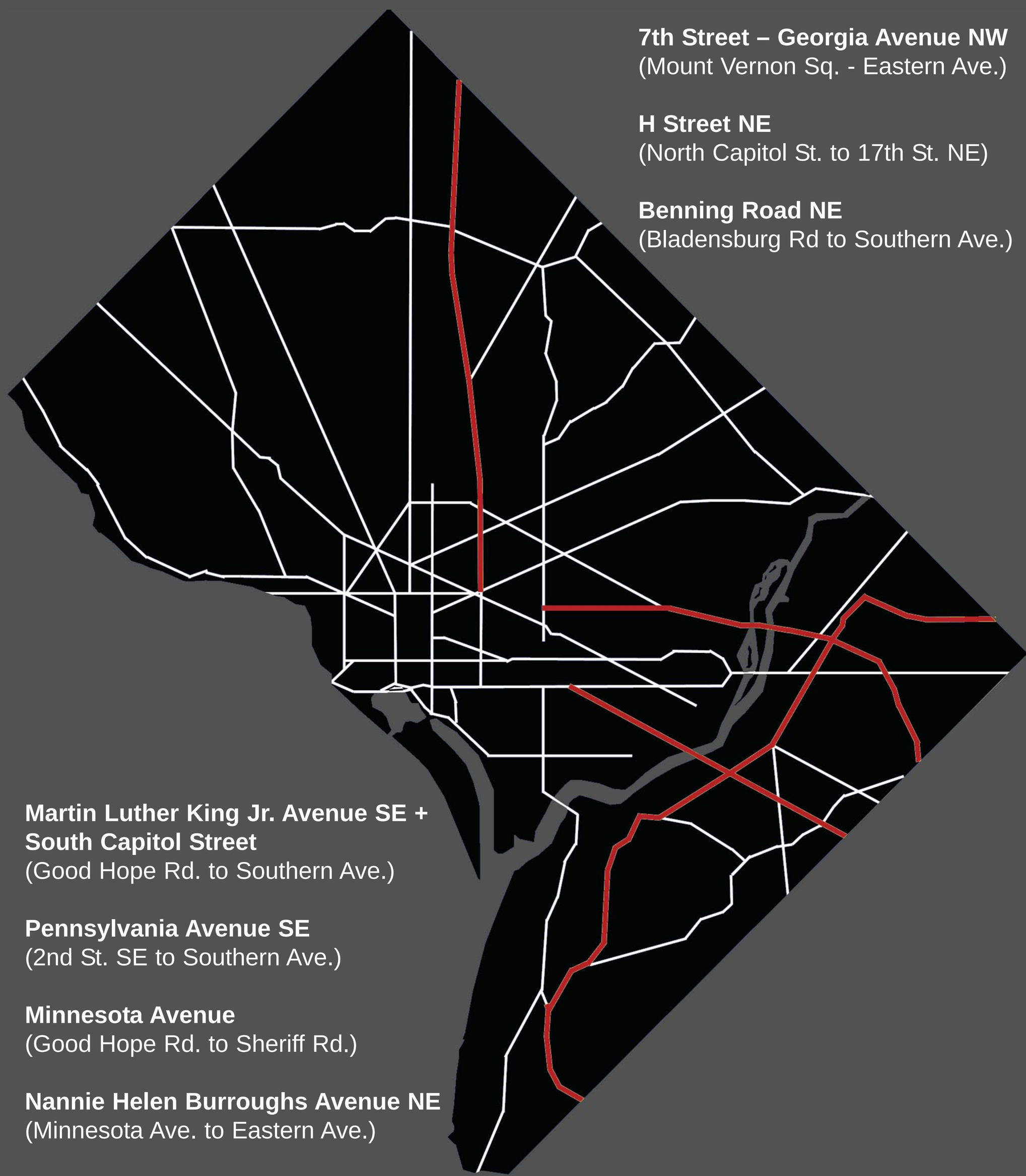

7th Street – Georgia Avenue NW
(Mount Vernon Sq. - Eastern Ave.)

H Street NE
(North Capitol St. to 17th St. NE)

Benning Road NE
(Bladensburg Rd to Southern Ave.)

Martin Luther King Jr. Avenue SE + South Capitol Street
(Good Hope Rd. to Southern Ave.)

Pennsylvania Avenue SE
(2nd St. SE to Southern Ave.)

Minnesota Avenue
(Good Hope Rd. to Sheriff Rd.)

Nannie Helen Burroughs Avenue NE
(Minnesota Ave. to Eastern Ave.)

GREAT STREETS - Current Development Activity (as of October 2005)

USE	Planned	Proposed	# Projects	Est. Development Cost
Residential (units)	914	65	8	$ 173,071,000
Mixed Use (sf)**	1,694,022	60,000	7	$ 296,722,000
Office (sf) ***	701,000	460,000	6	$ 310,250,000
Retail (sf)	58,000	186,689	3	n/a
Hospitality (sf)	925,000	912,000	4	$ 366,250,000
Education (sf)	135,920			$ 36,673,200
TOTAL				**$1,182,966,200**

** Mixed use projects include 76,000 SF office, 1,172 units of residential and 221,000 SF of retail.
*** Four office projects include 46,000 SF retail.

Targeted Corridors

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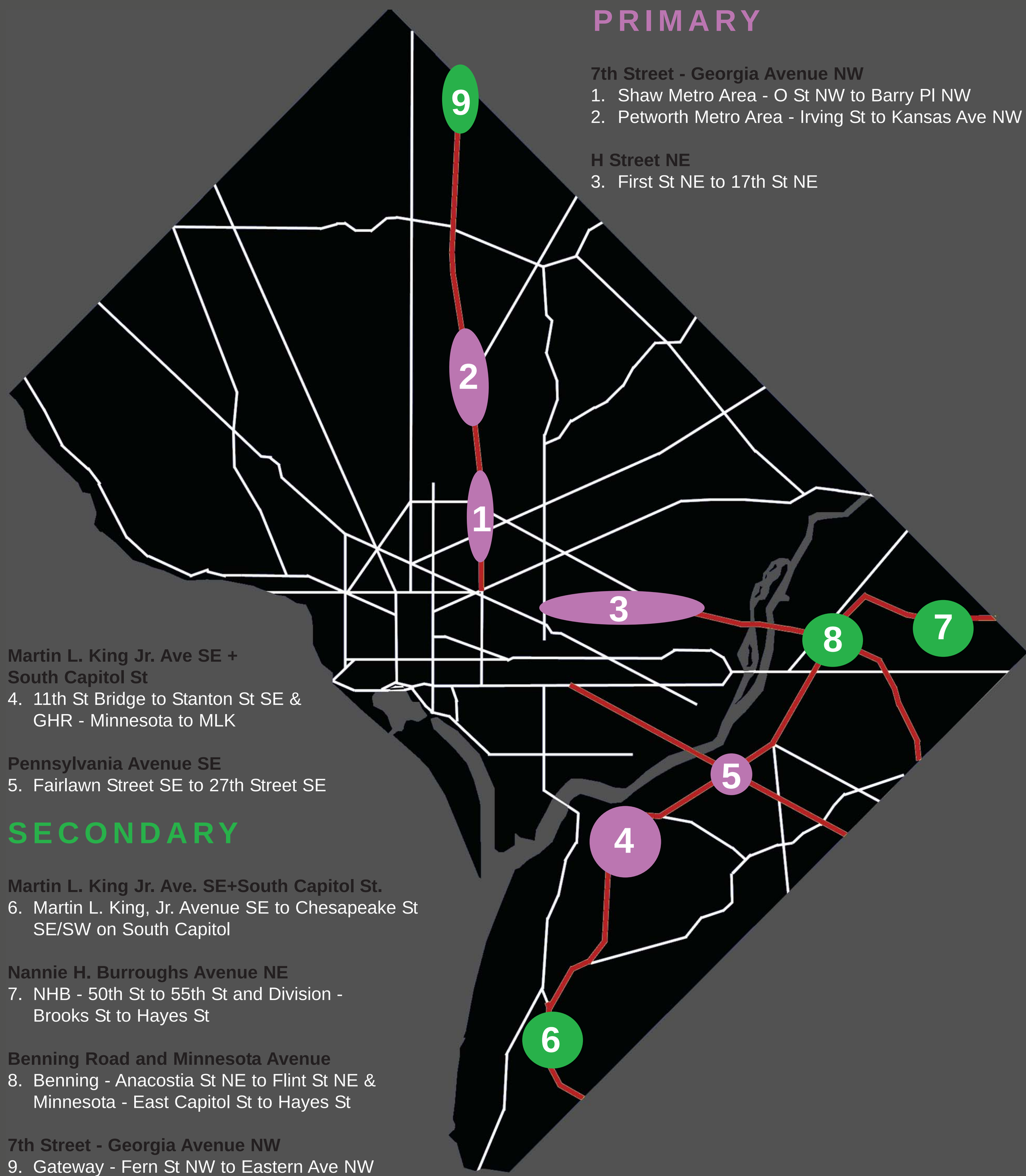

PRIMARY

7th Street - Georgia Avenue NW
1. Shaw Metro Area - O St NW to Barry Pl NW
2. Petworth Metro Area - Irving St to Kansas Ave NW

H Street NE
3. First St NE to 17th St NE

Martin L. King Jr. Ave SE + South Capitol St
4. 11th St Bridge to Stanton St SE & GHR - Minnesota to MLK

Pennsylvania Avenue SE
5. Fairlawn Street SE to 27th Street SE

SECONDARY

Martin L. King Jr. Ave. SE+South Capitol St.
6. Martin L. King, Jr. Avenue SE to Chesapeake St SE/SW on South Capitol

Nannie H. Burroughs Avenue NE
7. NHB - 50th St to 55th St and Division - Brooks St to Hayes St

Benning Road and Minnesota Avenue
8. Benning - Anacostia St NE to Flint St NE & Minnesota - East Capitol St to Hayes St

7th Street - Georgia Avenue NW
9. Gateway - Fern St NW to Eastern Ave NW

These inital focus areas (for DMPED spending) were selected based on the following:

A. Significant ongoing and planned private and public investments or dispositions;
B. Prioritization of select potential “New Communities” planning and development;
C. Re-inforcement of existing DC Main Streets business development efforts; and
D. Ongoing actions to expand economic and community development strategically.

Key activities DMPED and agencies will be involved in include 1. development assistance, 2. development of clean & safe plans, 3. business development, 4. land development planning, and 5. strategic acquisitions.

Work will be done to prepare other corridor portions for the same level of focus in outlying years--envisioned primarily as land development planning and technical assistance to local business groups.

Initial Focus Areas
For DMPED Spending

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DEVELOPMENT ASSISTANCE

Site location
Gap financing on planned projects
Site acquisition
Property tax abatements
Zoning

SMALL BUSINESS DEVELOPMENT & ASSISTANCE

Loans
Grants
Property tax abatements
Facade improvements
Business planning - technical assistance
(through reSTORE DC)

IN THE PIPELINE:

Neighborhood retail tax increment financing

OTHER INCENTIVES:

Enterprise Zone
New Market Tax Credits
Certified Capital Company program (CAPCO)

MORE INFORMATION: www.dcbiz.dc.gov
www.brc.dc.gov

Incentives

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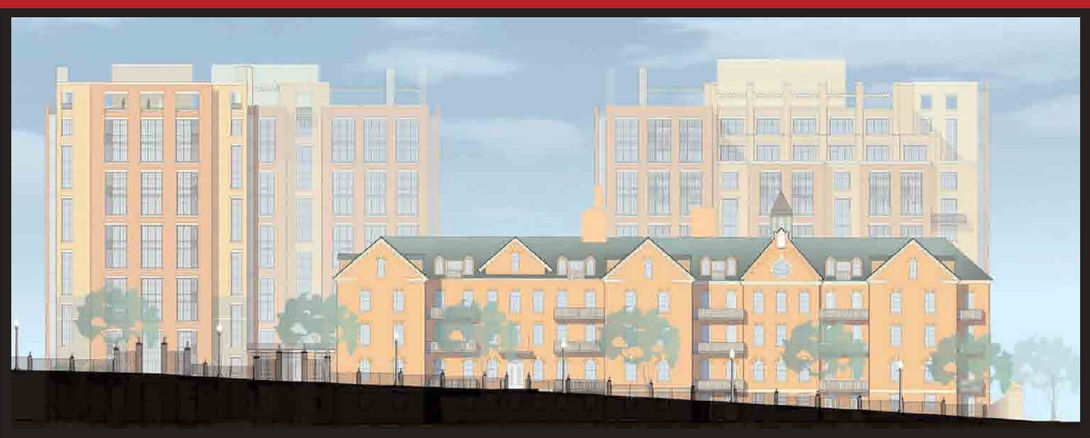
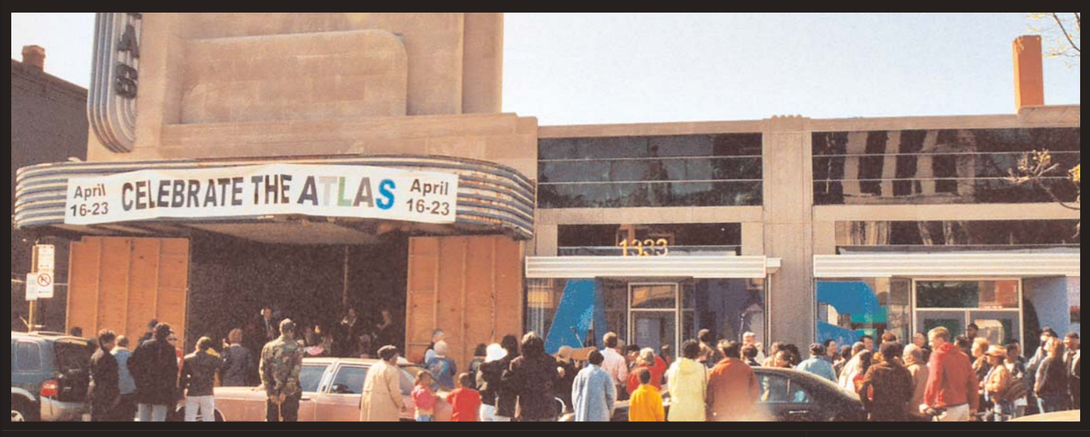
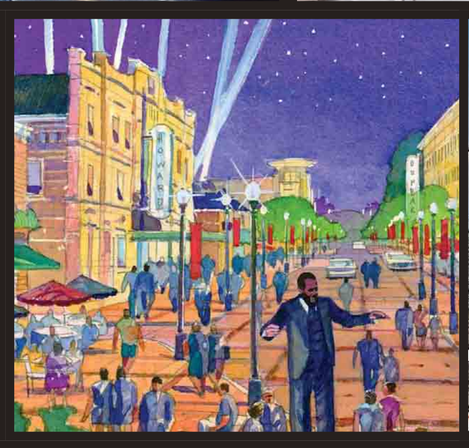




H STREET NE



7TH STREET - GEORGIA AVE

MARTIN L. KING, JR. AVE SE

PENNSYLVANIA AVE SE

MINNESOTA AVE - BENNING RD

What's Happening

GREAT STREETS
AVENUES *of* OPPORTUNITY

FOR MORE INFORMATION CONTACT:

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