

RECOMMENDATIONS

The development and infrastructure strategies to achieve the revitalization scenario, and a summary of the *Maryland Avenue Small Area Plan*, are identified on this and the following pages.

RESULTS

Realigning and increasing the number of train tracks, decking the rail line, and expanding L'Enfant Station will create a new regionally important intermodal hub and establish Maryland Avenue as a prominent and distinctive city street. These recommendations will:

- › Establish Maryland Avenue as a new destination and a prestigious address for new residential, hotel, and office development.
- › Create a new signature urban park at Reservation 113.
- › Create a connected series of civic spaces along Maryland Avenue.
- › Improve transit capacity within the region.
- › Reestablish three new intersections to improve walkability and mobility.
- › Strengthen 7th Street as a local commuter route and increase access to transit to complement the expansion of L'Enfant Station.

SUMMARY PLAN

