

MARYLAND AVENUE SMALL AREA PLAN

The DC Office of Planning prepared the *Maryland Avenue, SW Small Area Plan* in coordination with the Southwest Ecodistrict Task Force and NCP. The recommendations of this Focus Area incorporate and build upon the Maryland Avenue Plan recommendations.

The *Maryland Avenue Plan* identifies the aspirations, complexities, and guidelines to be considered when revitalizing the avenue. The *Maryland Avenue Plan*:

- › Assesses the financial and physical feasibility of decking above the CSX rail line.
- › Provides a guiding framework for the residential mixed-use development along the northern boundary of the avenue, as well as other opportunity sites along the avenue.
- › Provides recommendations on how to improve the public realm and pedestrian experience, such as maintaining the 160 foot wide vista to the US Capitol.
- › Lays out the benefits associated with expanding transit opportunities around L'Enfant Commuter Rail Station, in relation to Union Station and Long Bridge planning efforts.

The *Maryland Avenue Plan* concluded that the four infill development parcels adjacent to the avenue will not yield the development potential to pay for constructing the avenue or the number of residential units needed to create an adequate concentration for a residential community. The *SW Ecodistrict Plan* recommendations include areas for additional residential development that can help to meet the District of Columbia's housing goals for this area as well as other potential opportunities to leverage federal and private funds to contribute to the construction of the avenue.



Maryland Avenue Small Area Plan
DCOP, plans and illustrations by AECOM

(top image) Illustration of a park-like Maryland Avenue

(image above) Maryland Avenue Plan (w/key at right)

(image at left) Section of the rail corridor lid supporting a new Maryland Avenue

Maryland Avenue SW Master Plan

Illustration of proposed Maryland Avenue and potential adjacent infill/redevelopment

-  Existing Buildings
-  Potential redevelopment of the Forrestal Building - under study by NCP
-  Potential development along Maryland Avenue SW
-  Existing Metrorail entrance