



## Information Presentation

Commission Meeting: February 5, 2026

---

**PROJECT****Pennsylvania Avenue Initiative Update**

Pennsylvania Avenue between 3rd and 15th  
Streets, NW  
Washington, DC

**NCPC FILE NUMBER**

7509

**NCPC MAP FILE NUMBER**

1.25(00.00)46018

**SUBMITTED BY**

National Capital Planning Commission

**REVIEW AUTHORITY**

Information Presentation

**PRESENTER**

Karin Schierhold

---

The 1.2-mile segment of Pennsylvania Avenue between the White House and U.S. Capitol plays a significant role nationally and locally. A 1974 Plan has guided development and use of the street for nearly five decades. While transformative at the time, the 1974 Plan no longer addresses current needs and best practices in city planning, urban design, and economic development.

NCPC is leading a multi-agency partnership to prepare a new Pennsylvania Avenue Plan (Plan) that will reinvigorate and transform the Avenue. A new design, modern infrastructure, and efficient stewardship will ensure “America’s Main Street” embodies America’s values, dignity, and strength for generations to come.

In 2023, federal and District agencies formalized a partnership to prepare the new Plan. On behalf of the Project Partners, NCPC procured consultant services to prepare the new Plan and awarded contracts in 2024.

In 2025, two consultant teams, led by DAVID RUBIN Land Collective and HR&A Advisors, advanced design studies and implementation strategies to prepare for a public review process in 2026. When complete in 2027, the new plan will guide implementation and facilitate a new management structure to oversee design and construction, operations and maintenance, fundraising, and event programming for decades to come.

**The purpose of this information presentation is to provide a background on Pennsylvania Avenue’s current management structure and design issues; and share an overview of the work to date, next steps, and project timeline.**

ATTACHED:

- Presentation

---

## PROJECT TIMELINE

---

|   |  |
|---|--|
| <b>Previous actions</b>                   | <p><b>January 4, 2024</b> – Information presentation to brief the Commission on the partnership agreement and procurement of consultant services to develop the New Pennsylvania Avenue Plan.</p> <p><b>October 3, 2024</b> – Information Presentation to introduce the consultant teams.</p> <p><b>June 5, 2025</b> – Information Presentation to provide a progress update on the Public Space Master Plan</p> |
| <b>Remaining actions</b><br>(anticipated) | <p><b>Submittals:</b> Comments on Concept, Preliminary Approval, and Final Approval to transmit to GSA for congressional committee review in accordance with Pennsylvania Avenue's 1996 Memorandum of Agreement (estimate 2026-2027).</p>  |



# Information Presentation

February 5, 2026

File: 7509 | 1

# Pennsylvania Avenue

## *An Avenue of Distinction*

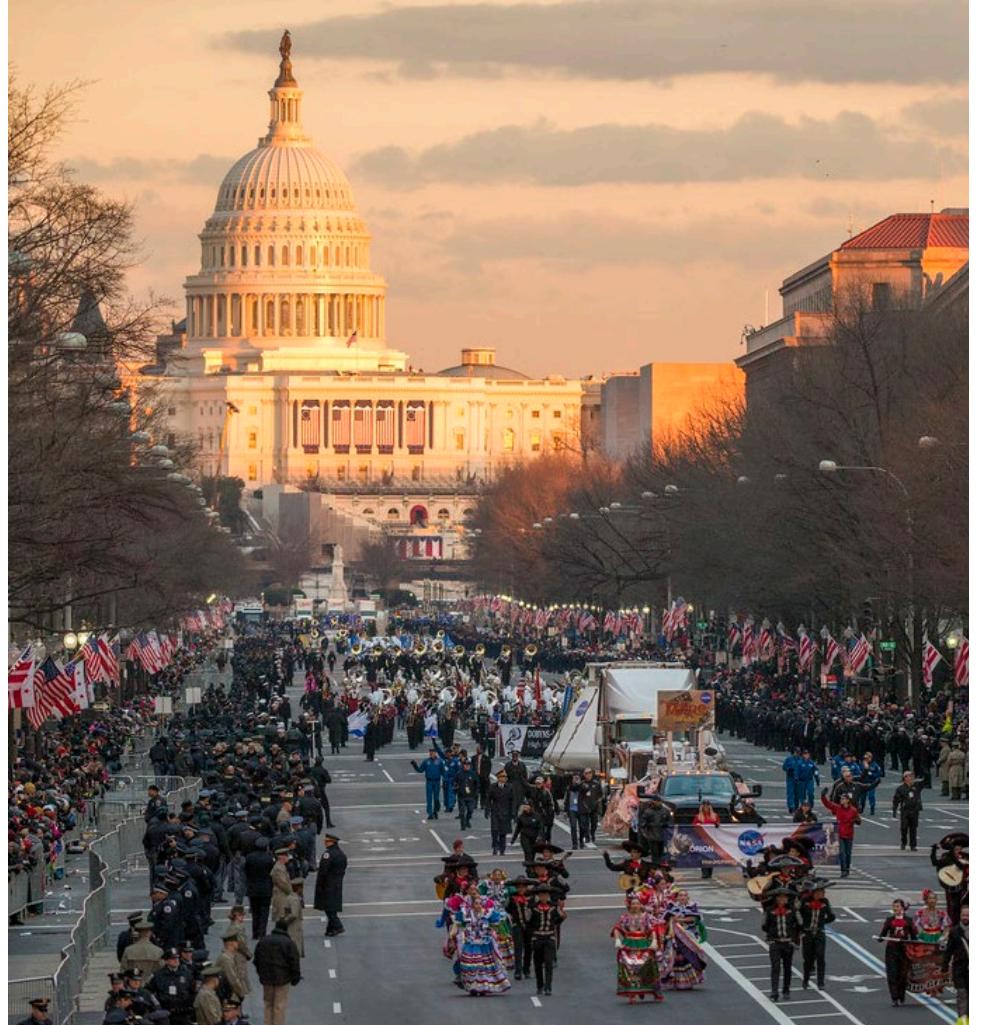
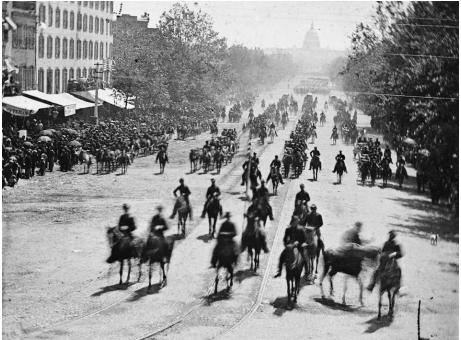
Pierre L'Enfant envisioned Pennsylvania Avenue as the principal artery and center of civic activity in the new capital city.



# A History of Ceremony

“In a democratic society, it is usually a public place rather than a building that stands for the common weal... in the United States a great avenue serves this purpose.”

National Park Service, *The Pennsylvania Avenue District in United States History*, 1965





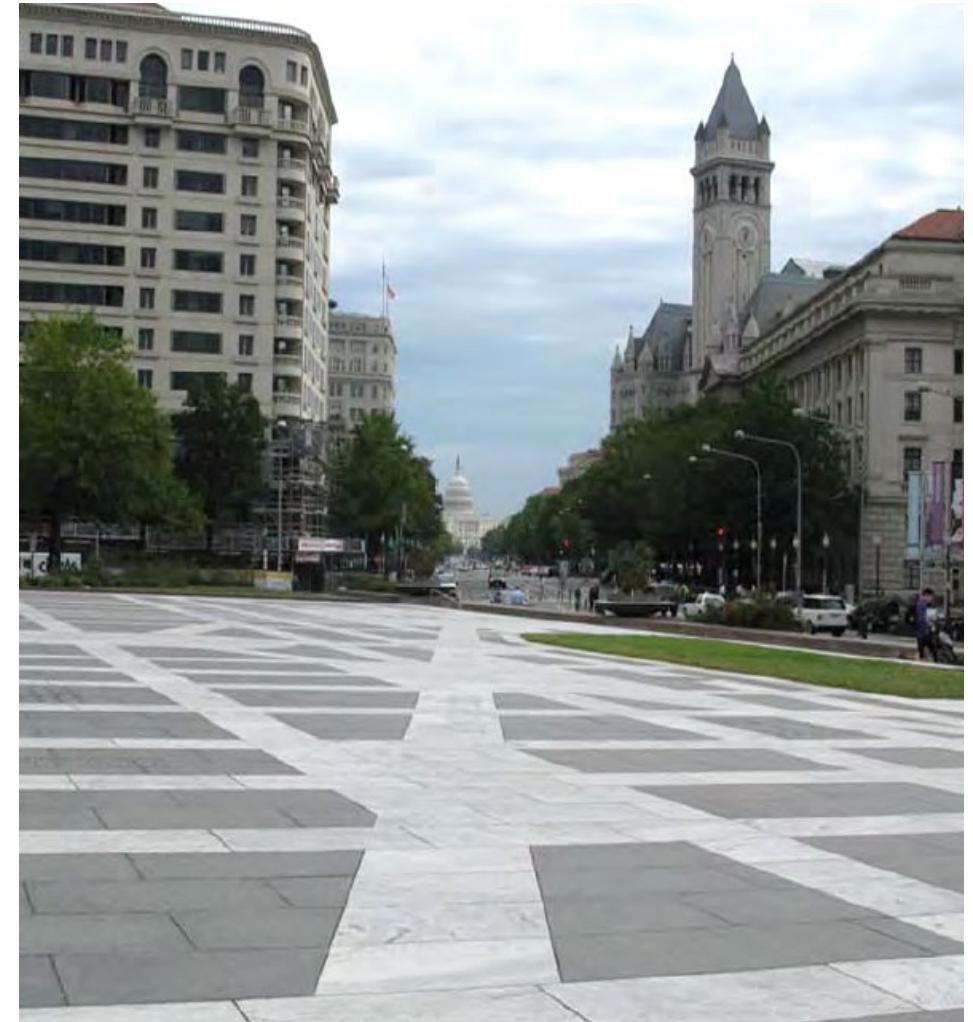
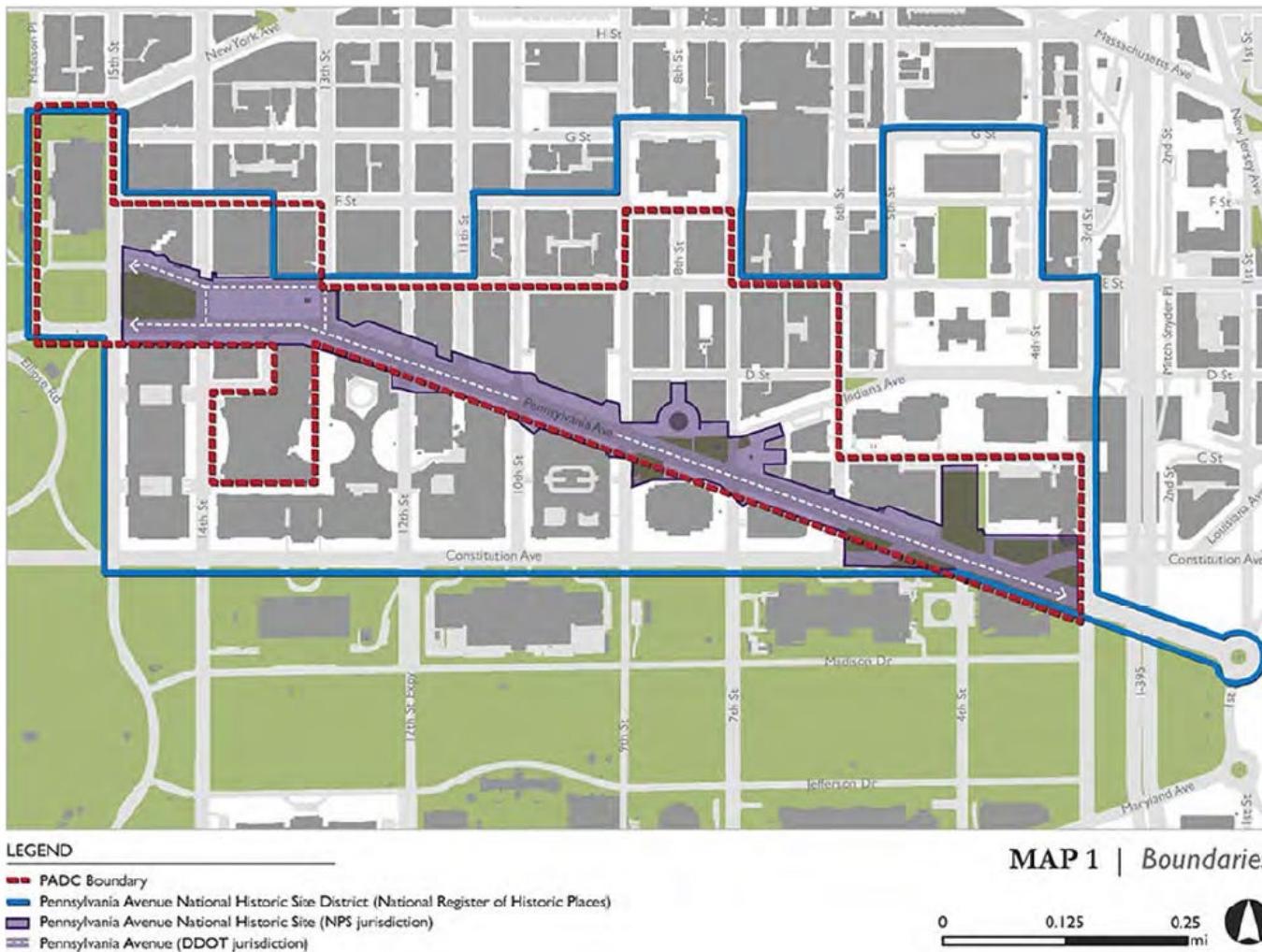
File: 7509 | 4



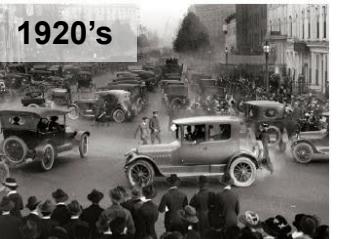
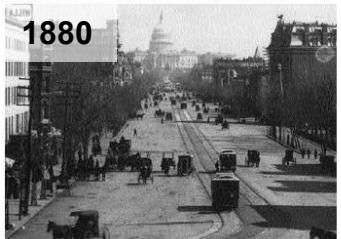




# A National Historic Site



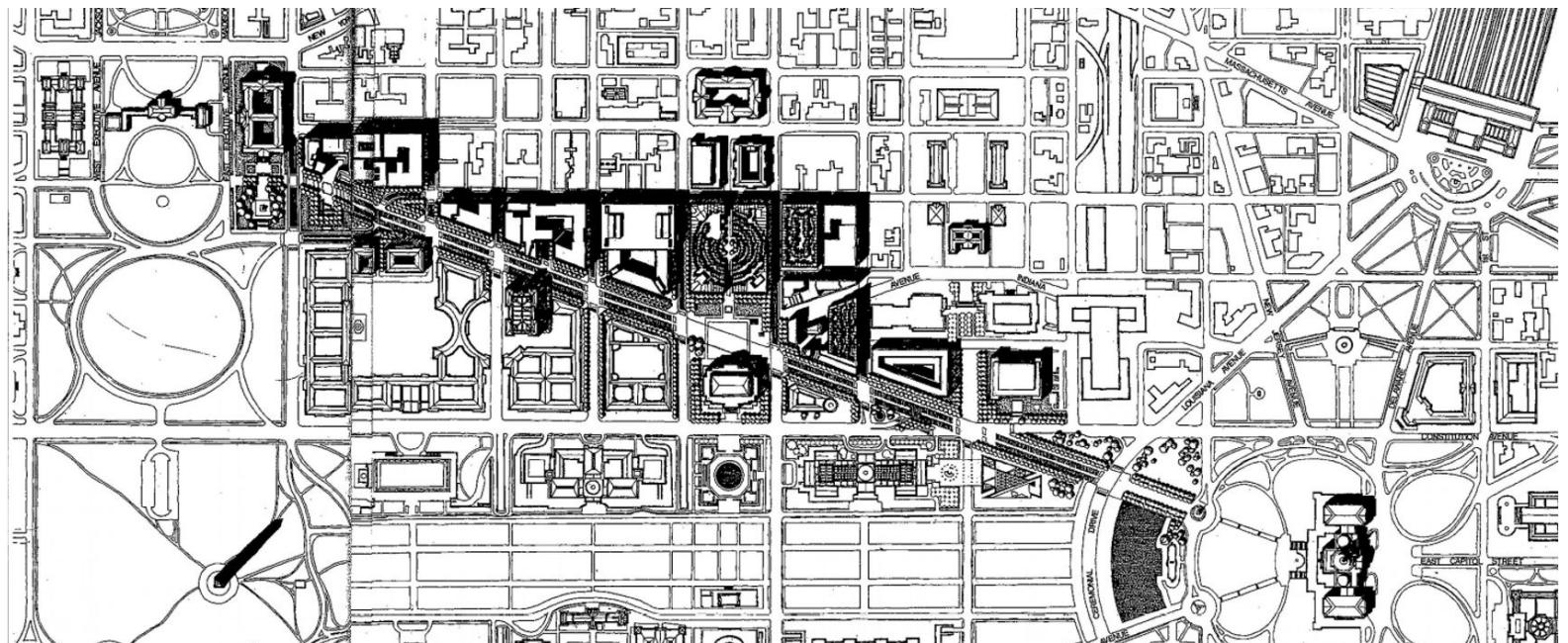
# Life on the Avenue



# Efforts to Revitalize the Avenue



The  
Pennsylvania  
Avenue  
Plan  
1974



# 1974 PADC Plan



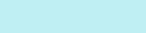
The  
Pennsylvania  
Avenue  
Plan  
1974

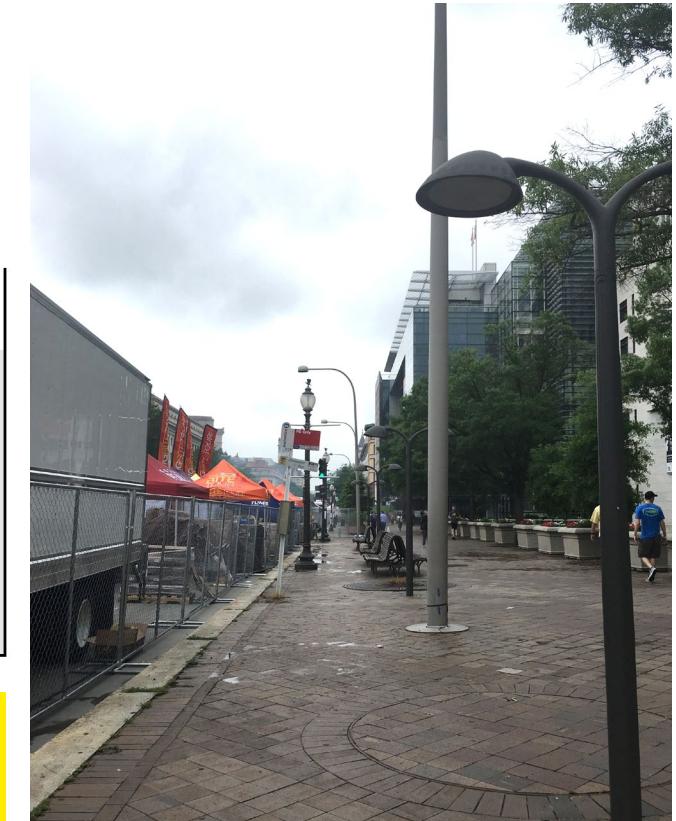
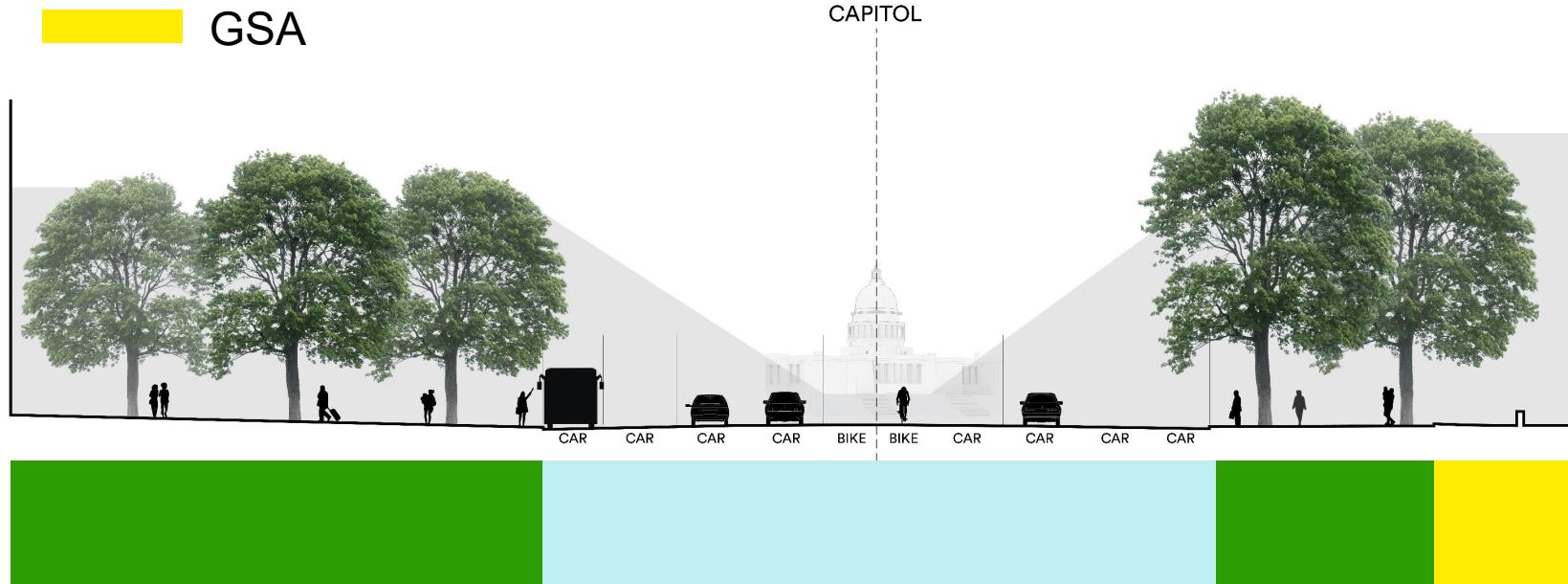
*We're updating the 52-year-old PADC Plan*

- **Congress created PADC in 1972**
- **PADC authorities** included planning, real estate development and asset management, regulatory, administration, operations, maintenance, and event programming
- **PADC prepared and implemented the 1974 Plan** to redevelop Pennsylvania Avenue and several surrounding blocks
- **Congress dissolved PADC in 1996**, delegating responsibilities to:
  - GSA – Real estate planning, development, and management
  - NPS – Maintenance and programming of the sidewalks, parks, and memorials
  - NCPC – Plan review compliance
  - District Government (Department of Transportation or DDOT) – Maintenance of the roadway between the curbs

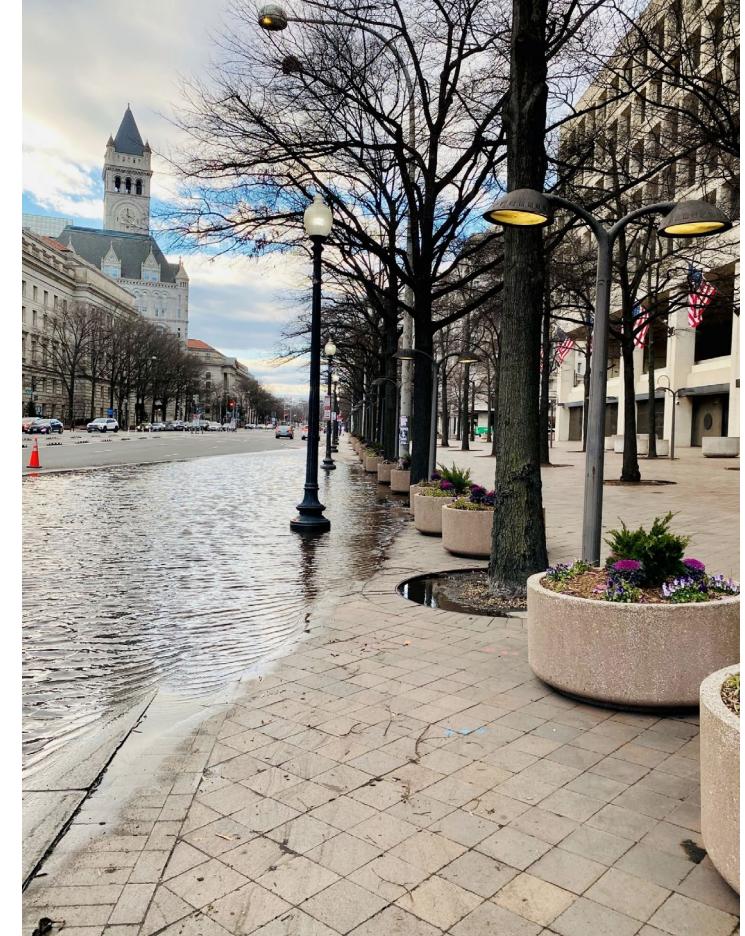
# Complex and Inefficient Management

## Avenue Management

-  NPS
-  District of Columbia
-  GSA



# Aging and Ineffective Physical Conditions



# A New Vision



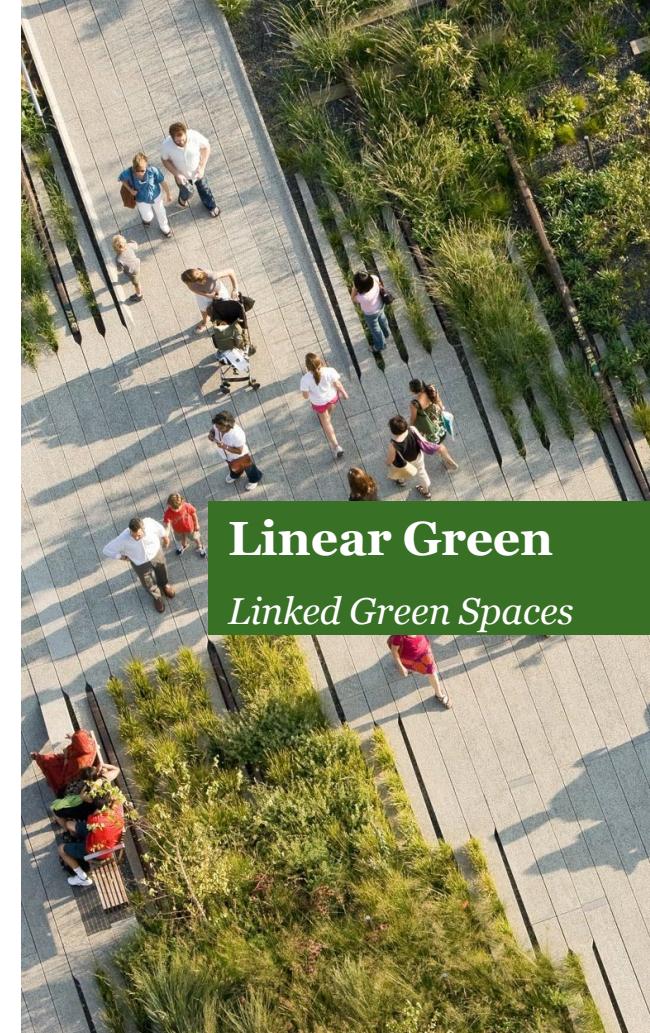
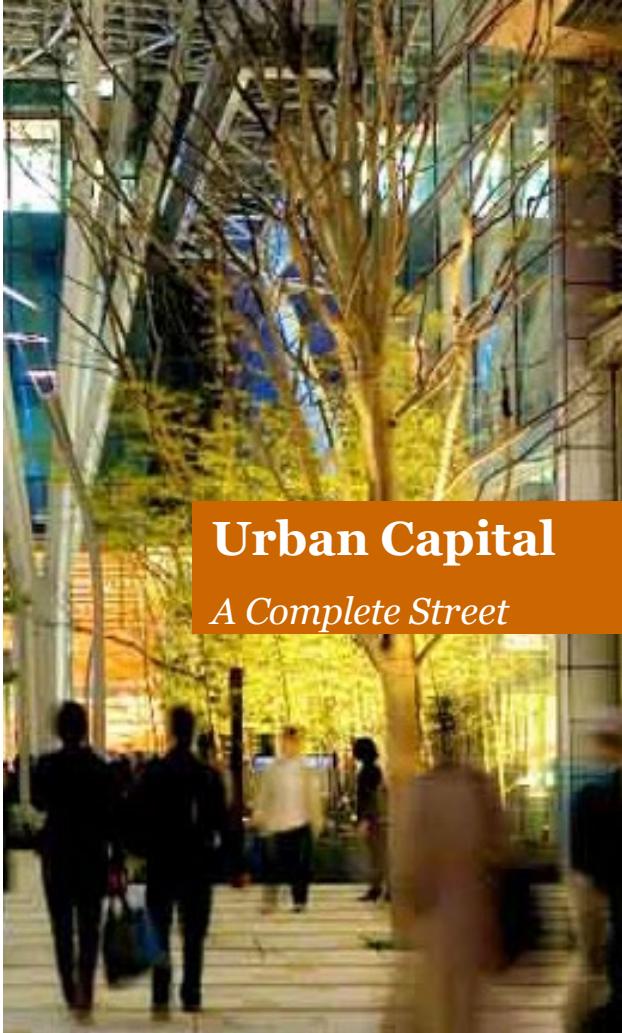
## ***The Avenue as a Venue*** for Spectacular Events

An iconic stage for national celebrations, and a magnificent venue hosting the best of American art, culture, and entertainment.

## ***And a Great Street for People***

A grand street featuring beautiful public spaces, modern infrastructure, and integrated security serving the nation for generations to come.

# Three Early Ideas



# 2022 Public Outreach



**Freedom Plaza**



**#bikedc**



**Green Space**



**Traffic**



**Events**



**3**

Public Meetings  
(Virtual)

**70+**

Stakeholder  
Briefings

**450+**

Public Comments  
Received

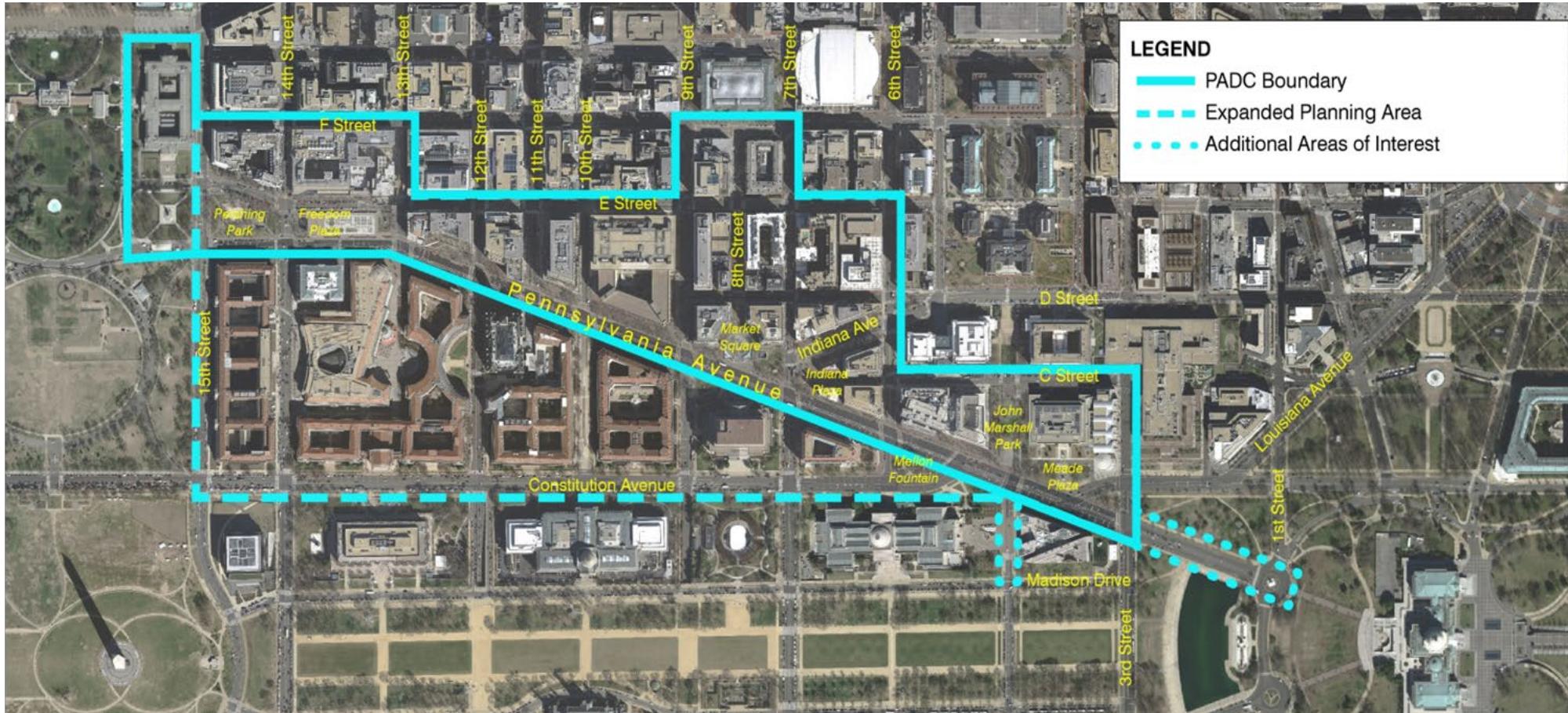
**8**

Outreach  
at Events

**15+**

Media  
Stories

# A United Partnership: Federal-Local Collaboration



# A New Pennsylvania Avenue Plan

## NCPC and Project Partners

**Land Collective**  
DAVID RUBIN

HR&A

*Project Director: Elizabeth Miller*

### Public Space Master Plan

- Right-sizing, realigning, and beautifying the street and public spaces
- Modernizing infrastructure

*NCPC Lead: Karin Schierhold*

### Implementation Program

- Event programming requirements
- Strategies to improve administration, operations, and maintenance.

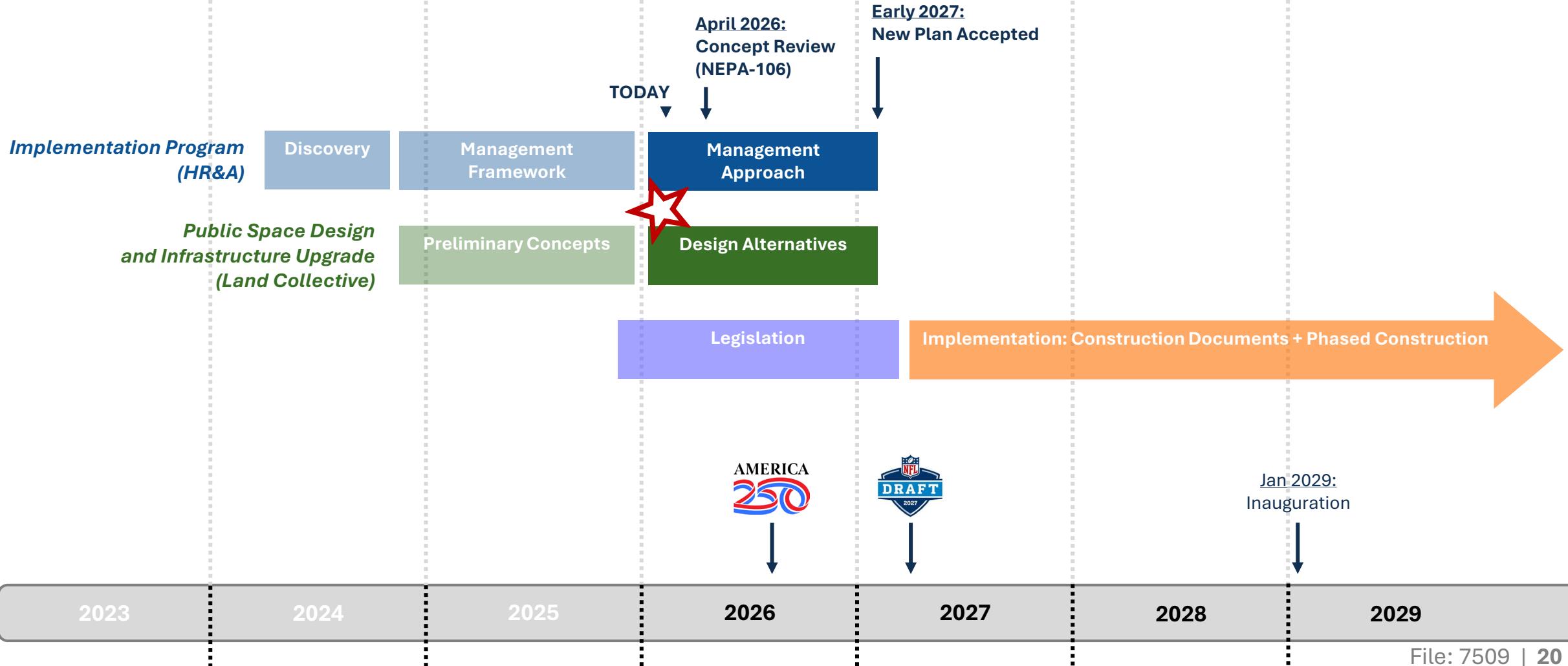
*NCPC Lead: Jeff Jamawat*

# Foundations for a New Design



- Position the Avenue to be a beautiful place **welcoming and available to all Americans and visitors.**
- Prioritize **framed views to the U.S. Capitol.**
- Configure the roadway to **efficiently serve multiple modes of transportation**, including pedestrians, cyclists, private/shared vehicles, loading, and public/private buses.
- Design the Avenue and its associated public spaces to **host events of all scales**, helping alleviate over-programming of the National Mall.
- Maintain required clear areas for the **Inaugural Parade.**
- Integrate **north-south connections** to encourage the 35 million visitors on the National Mall to travel north to the Avenue and into downtown DC, and back.
- **Enhance existing retail** so that the Avenue complements, but does not compete, with downtown.

# Project Timeline as of February 2026



# 2026-27 Anticipated NCPC Review Schedule

The Public Space Master Plan will be developed in coordination with the Implementation Program and comply with the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA) / Section 106. NCPC will serve as the Lead Agency for NEPA and Section 106.

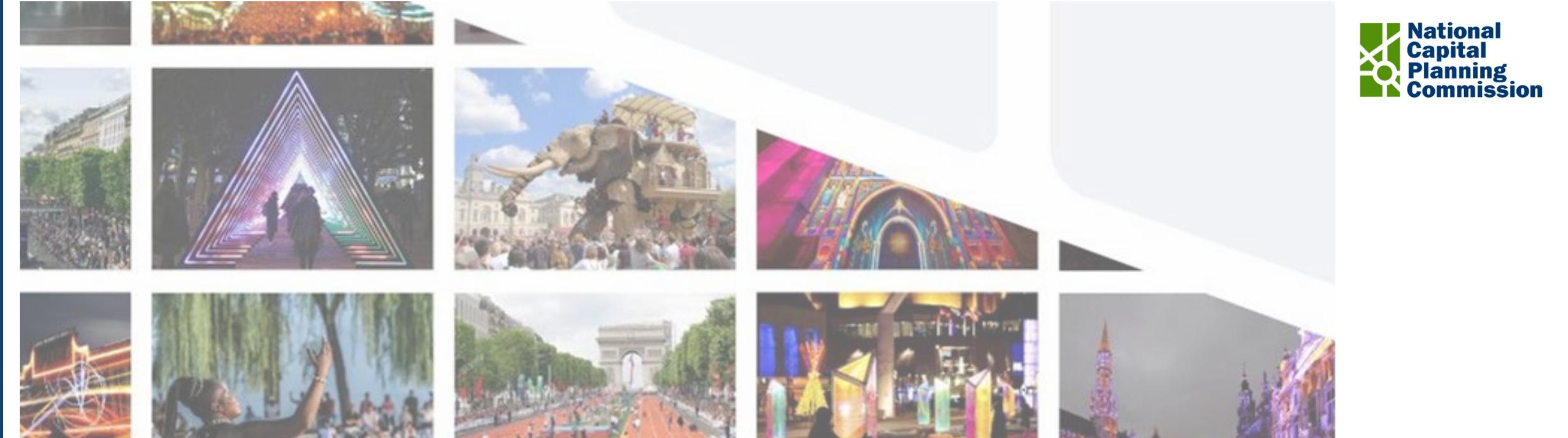


# A Once-in-a-Generation Opportunity



## Now is the time to

- Invest in and rebuild the critical infrastructure and improvements needed to transform the Avenue
- Facilitate management change to ensure long-term success



Project Page: [ncpc.gov/initiatives/pennave/](http://ncpc.gov/initiatives/pennave/)  
Mailing List: [ncpc.gov/subscribe/](http://ncpc.gov/subscribe/)

