



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

Previous actions	January 4, 2024 – Information presentation to brief the Commission on the partnership agreement and procurement of consultant services to develop the New Pennsylvania Avenue Plan. October 3, 2024 – Information Presentation to introduce the consultant teams. June 5, 2025 – Information Presentation to provide a progress update on the Public Space Master Plan
Remaining actions (anticipated)	Submittals: 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).



The **PENNSYLVANIA**
AVENUE
INITIATIVE

Information Presentation

February 5, 2026

Pennsylvania Avenue

An Avenue of Distinction

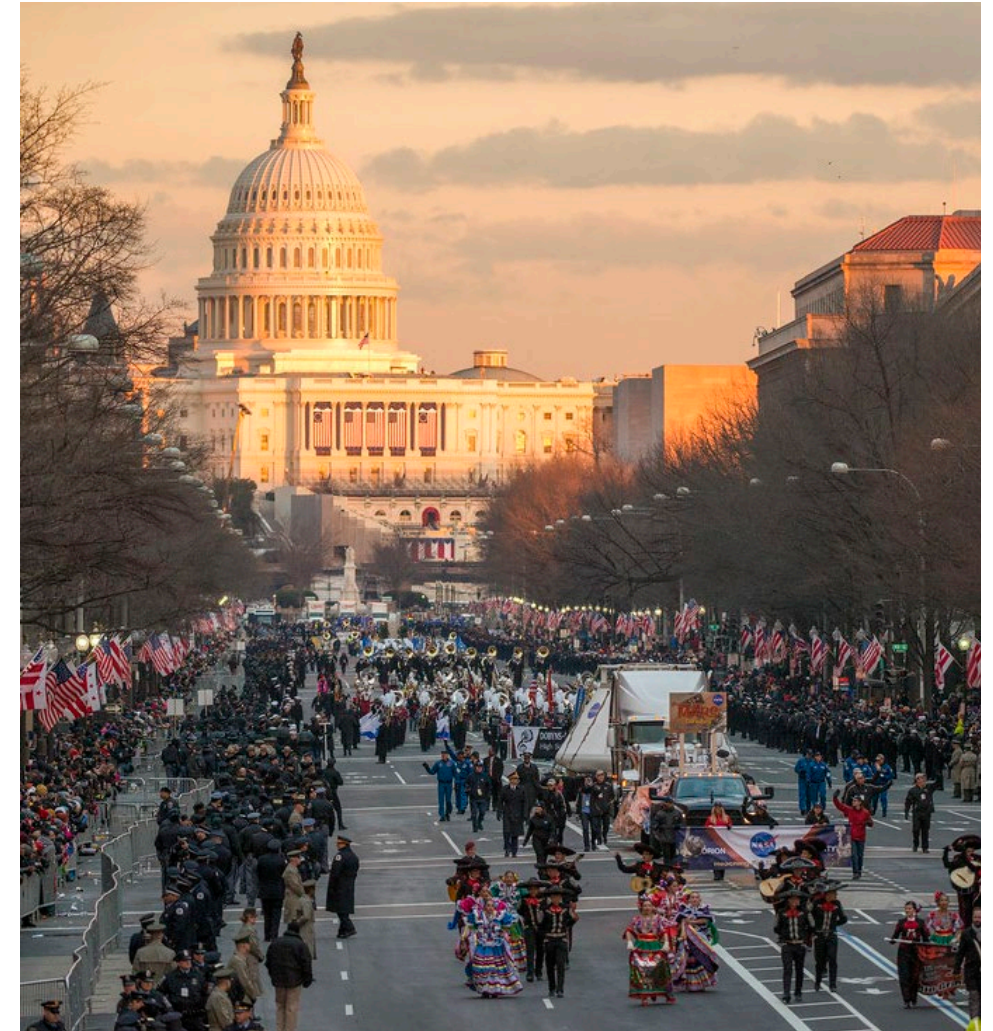
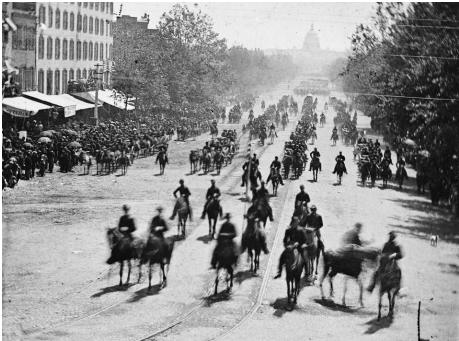
Pierre L'Enfant envisioned Pennsylvania Avenue as the principal artery and center of civic activity in the new capital city.



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



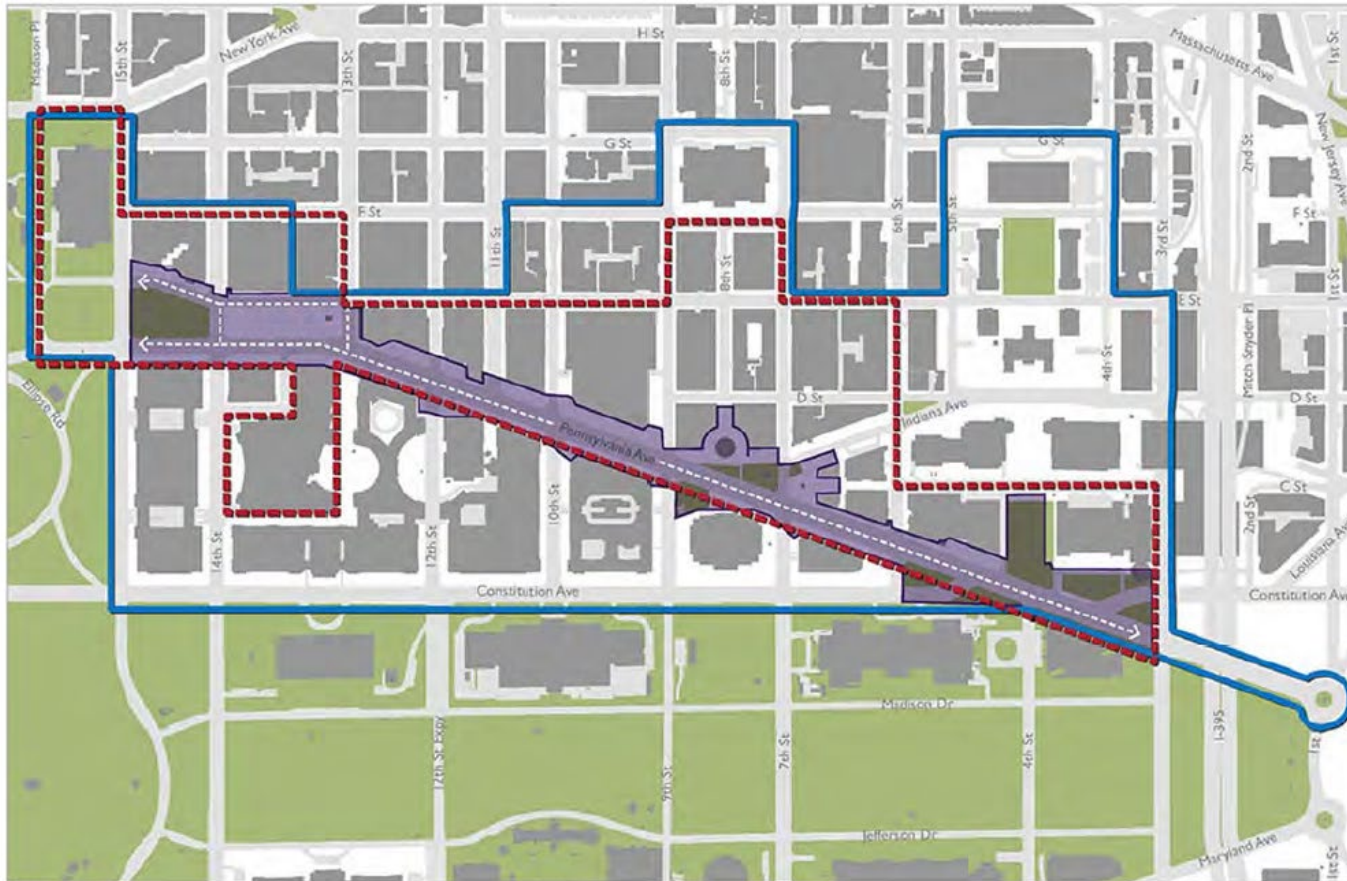












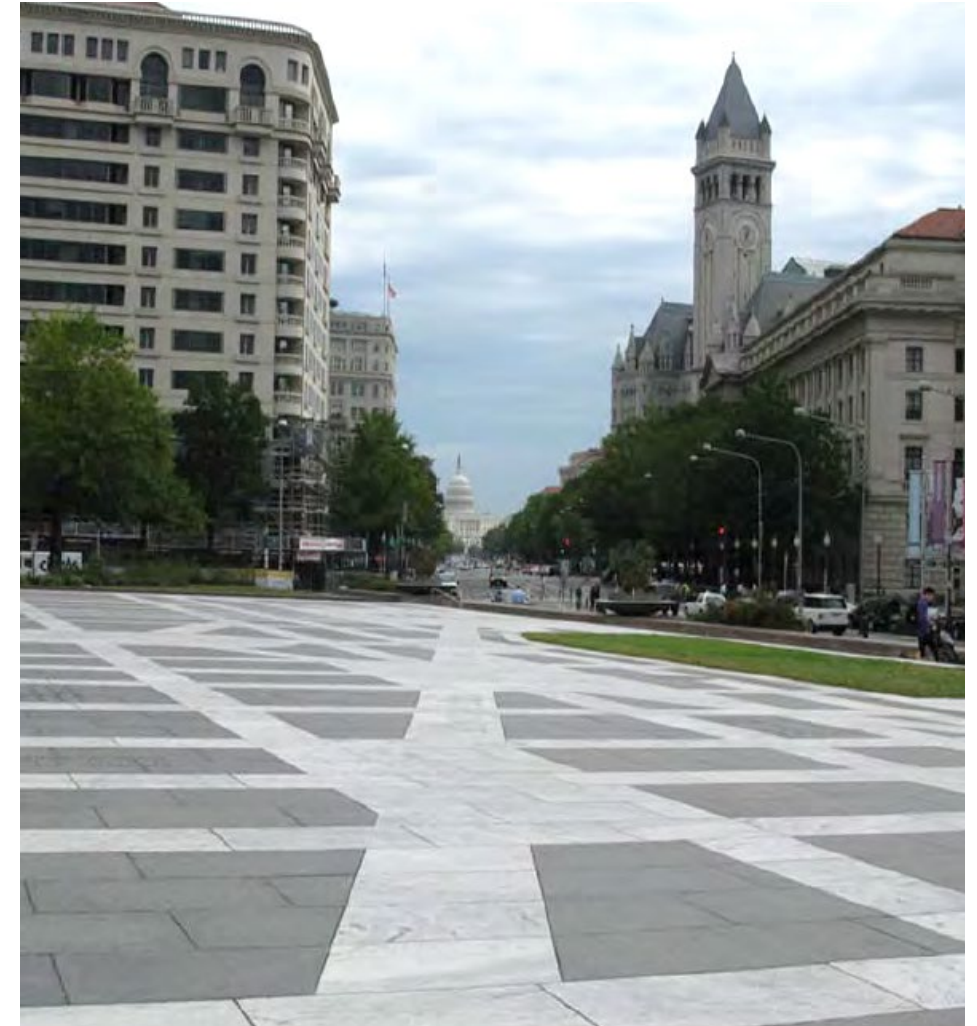
A National Historic Site



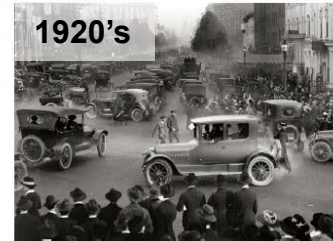
LEGEND

-  PADC Boundary
-  Pennsylvania Avenue National Historic Site District (National Register of Historic Places)
-  Pennsylvania Avenue National Historic Site (NPS jurisdiction)
-  Pennsylvania Avenue (DDOT jurisdiction)

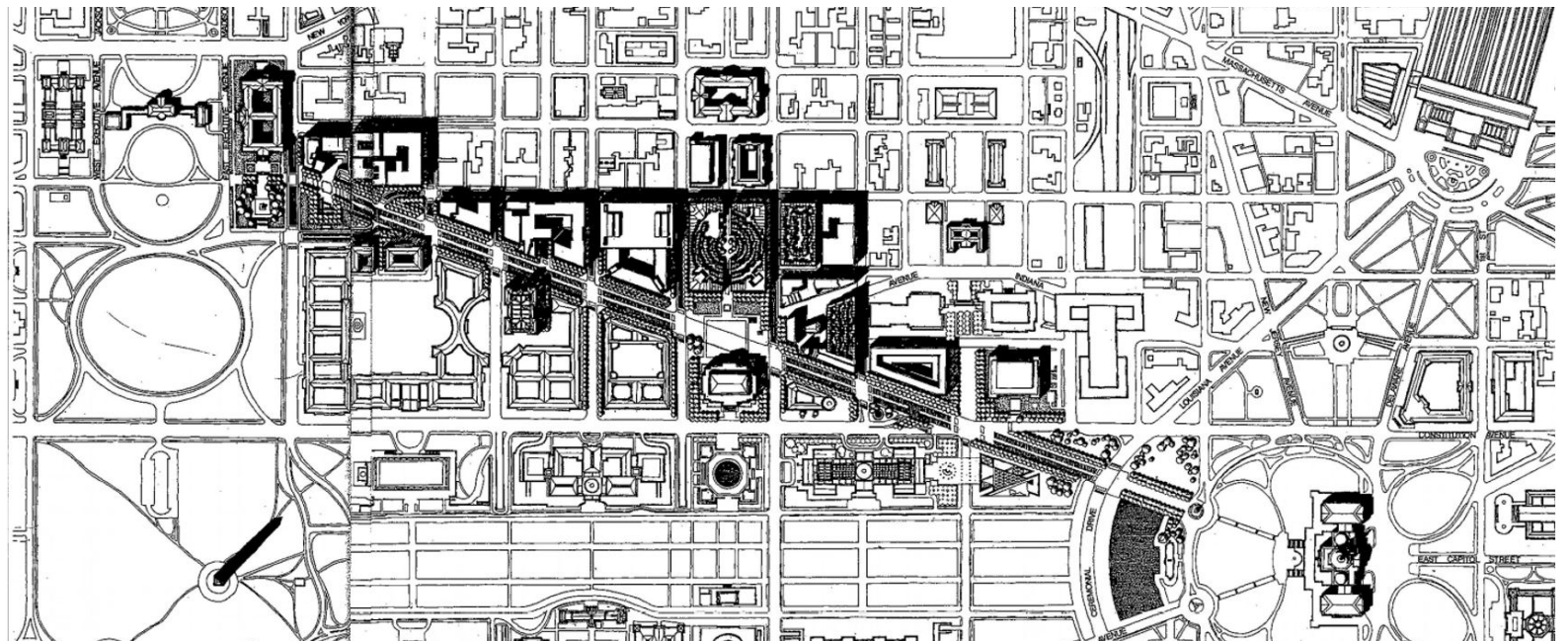
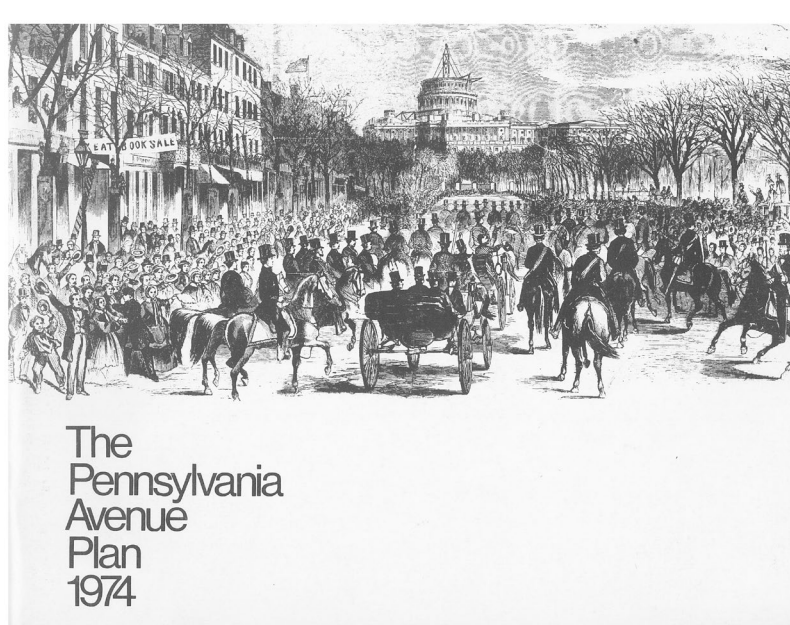
MAP 1 | Boundaries



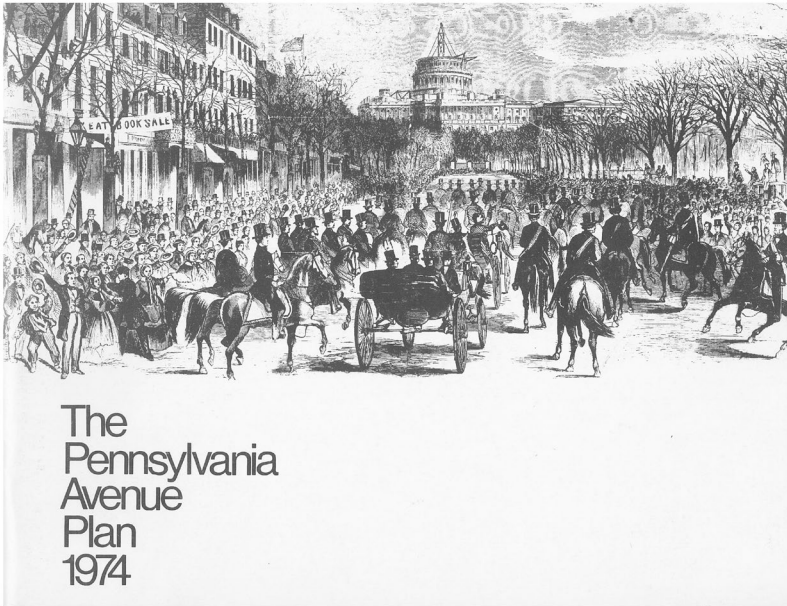
Life on the Avenue



Efforts to Revitalize the Avenue



1974 PADC Plan



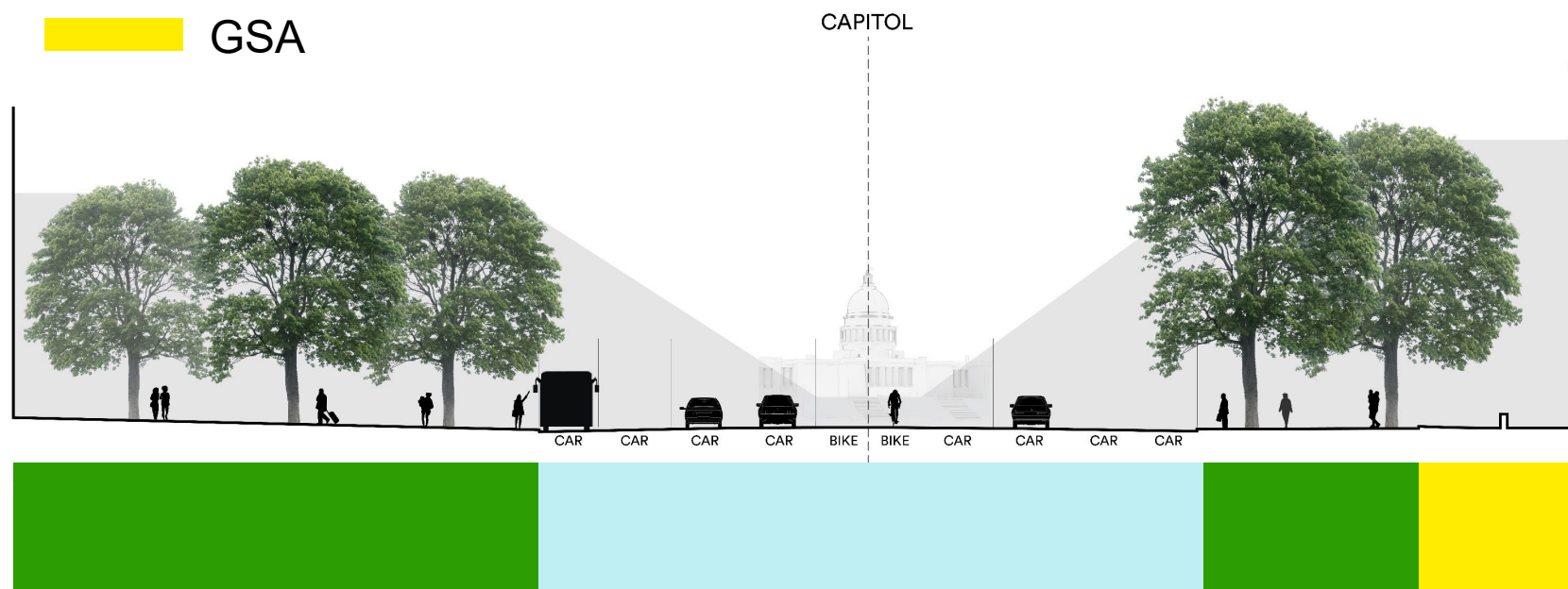
We're updating the 52-year-old PADC Plan

- **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

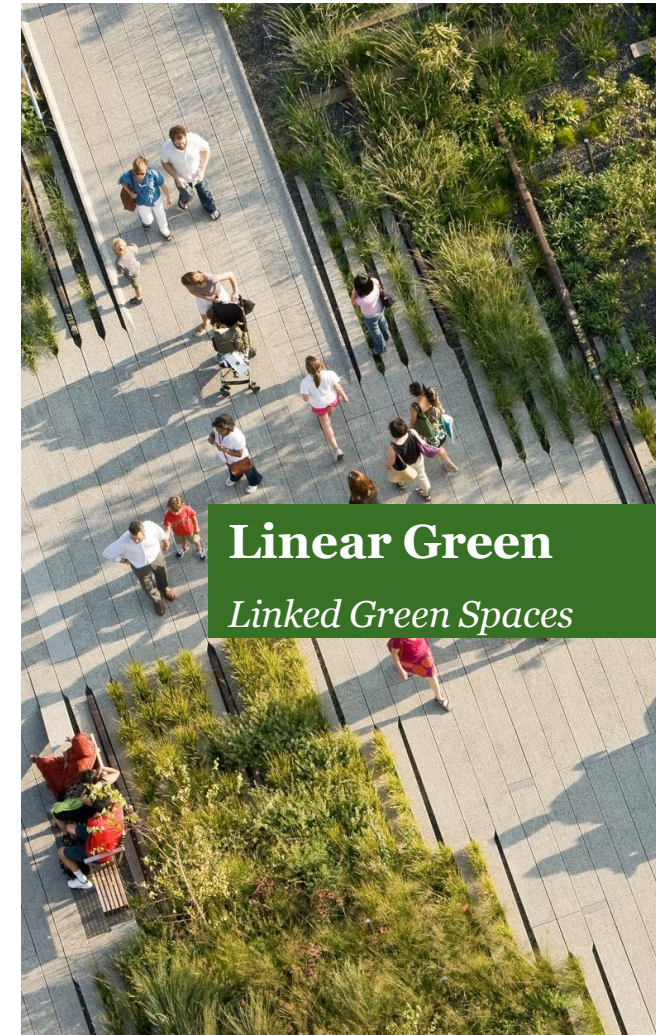
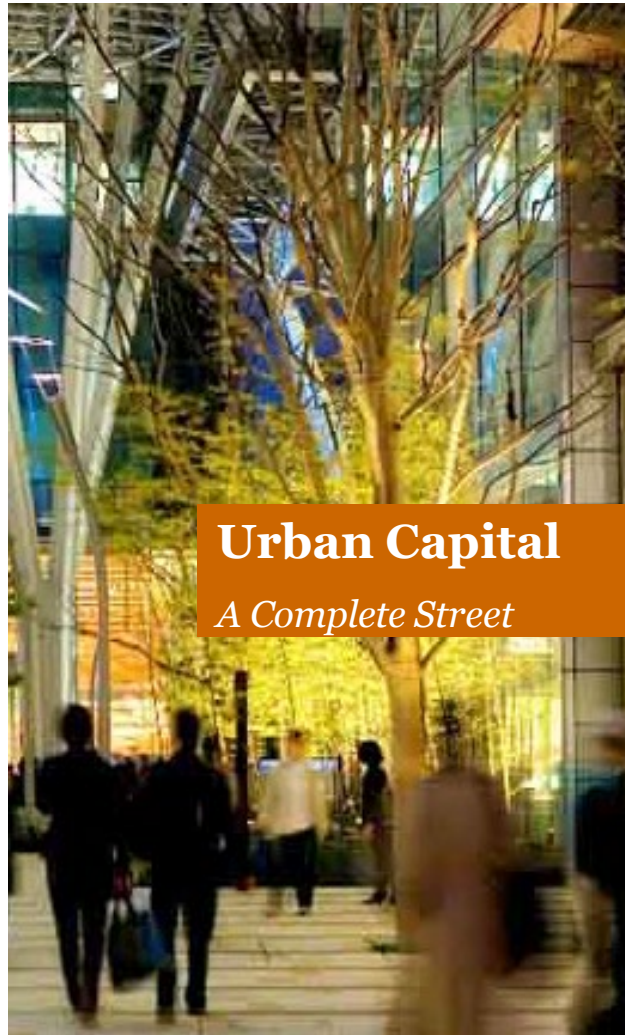
An iconic stage for national celebrations, and a magnificent venue hosting the best of American art, culture, and entertainment.



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



3

Public Meetings
(Virtual)

#bikedc



70+

Stakeholder
Briefings

Green
Space



450+

Public Comments
Received

Traffic



8

Outreach
at Events

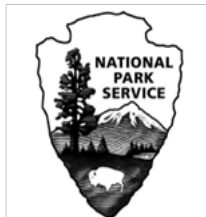
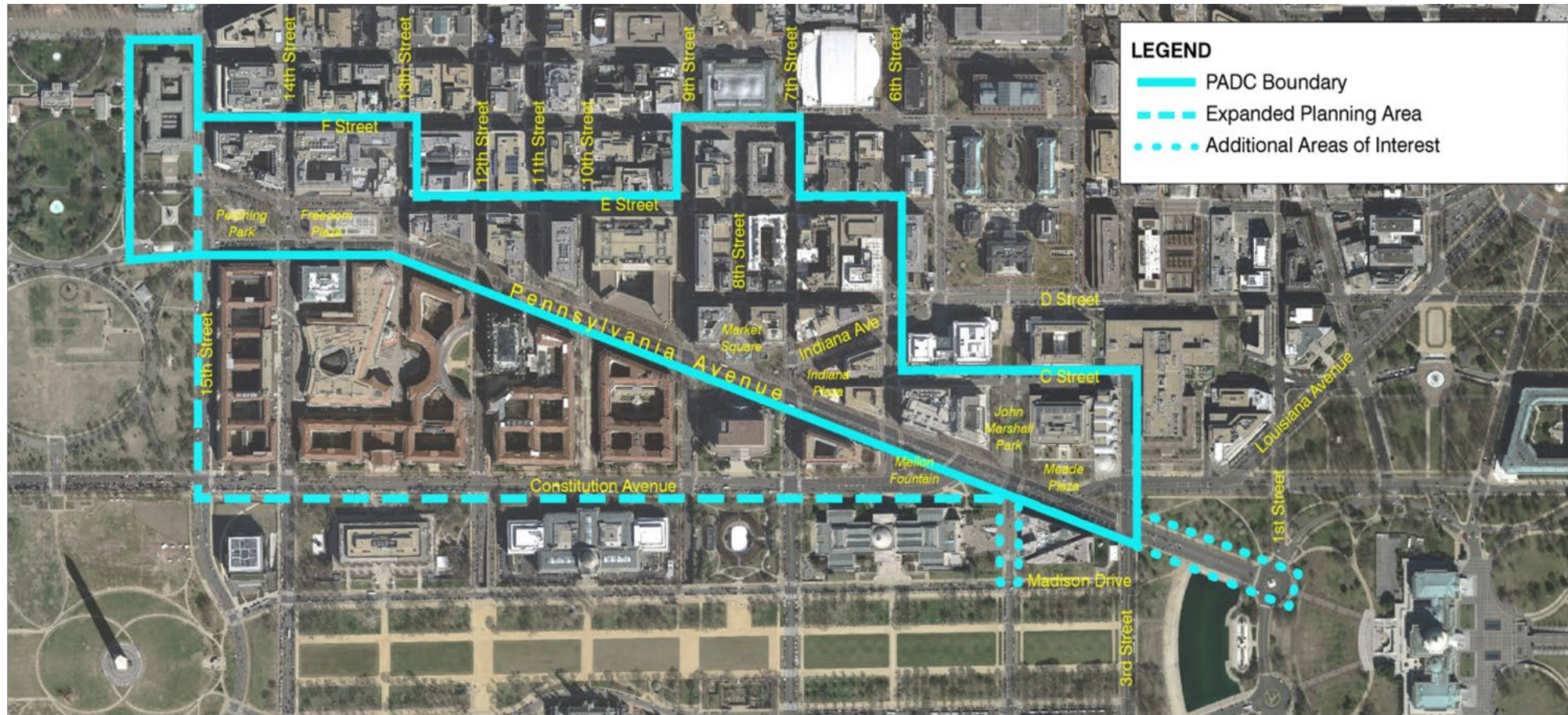
Events



15+

Media
Stories

A United Partnership: Federal-Local Collaboration



A New Pennsylvania Avenue Plan

NCPC and Project Partners

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

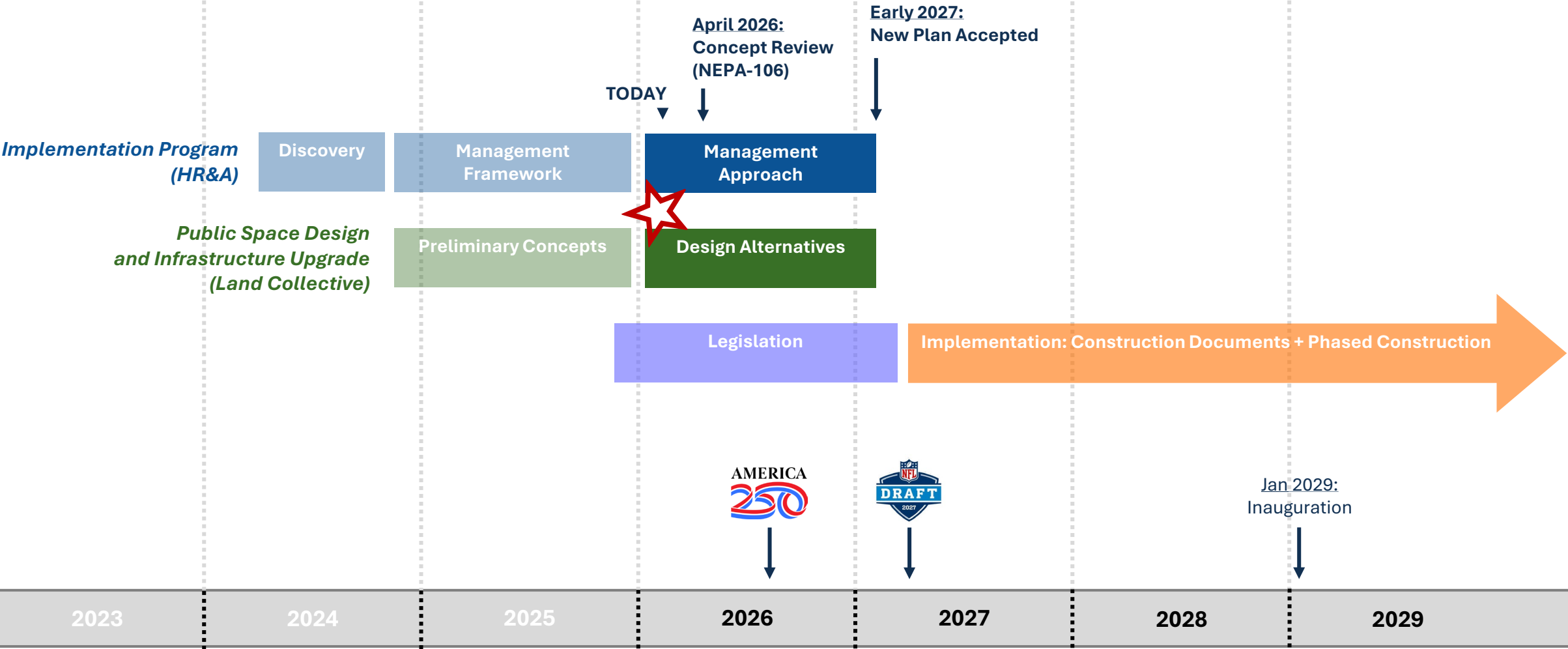
Land Collective
DAVID RUBIN

HR&A

Foundations for a New Design

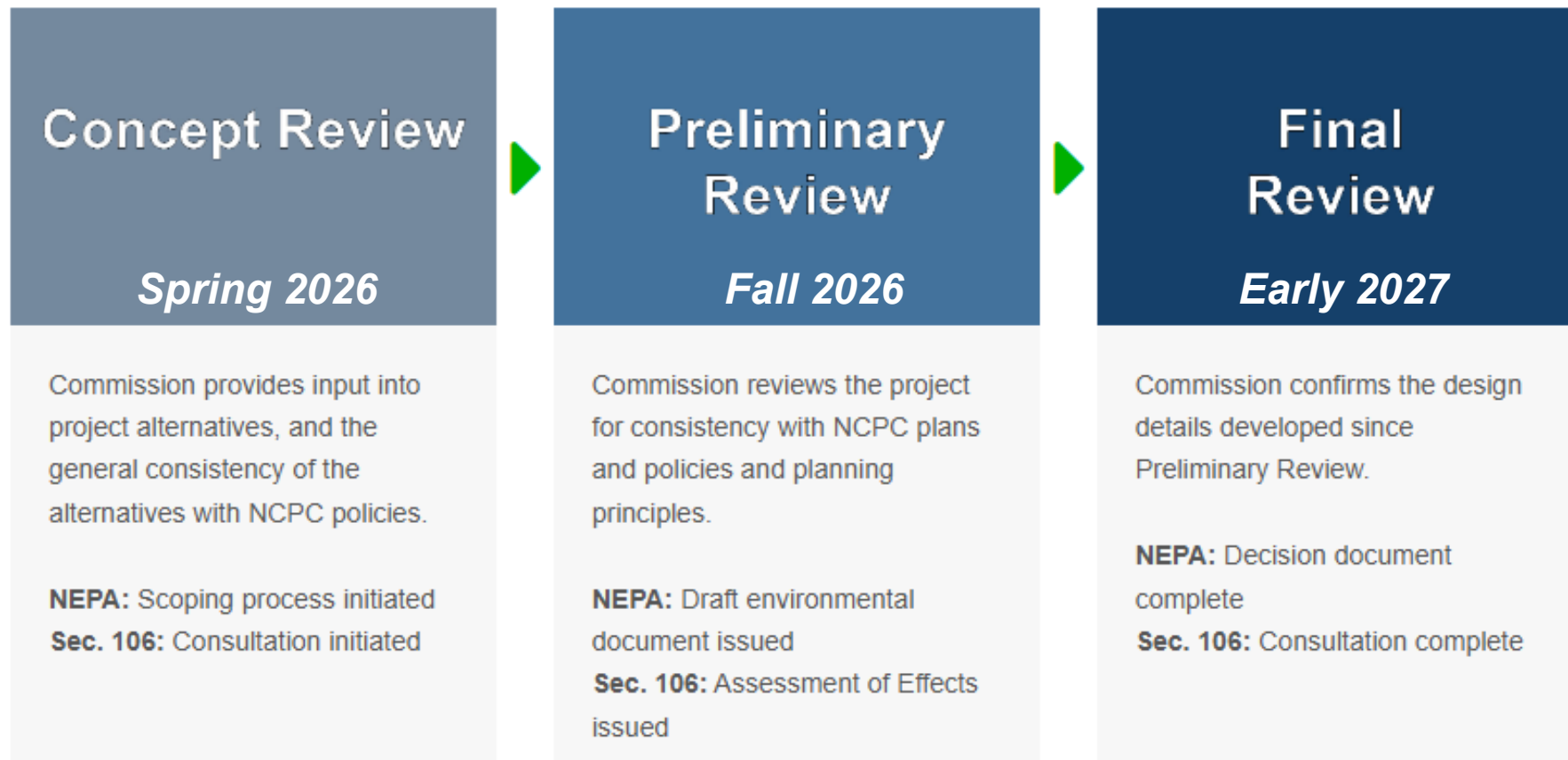
- Position the Avenue to be a beautiful place **welcoming and available to all Americans and visitors.**
- Prioritize **framed views to the U.S. Capitol.**
- Configure the roadway to **efficiently serve multiple modes of transportation**, including pedestrians, cyclists, private/shared vehicles, loading, 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.

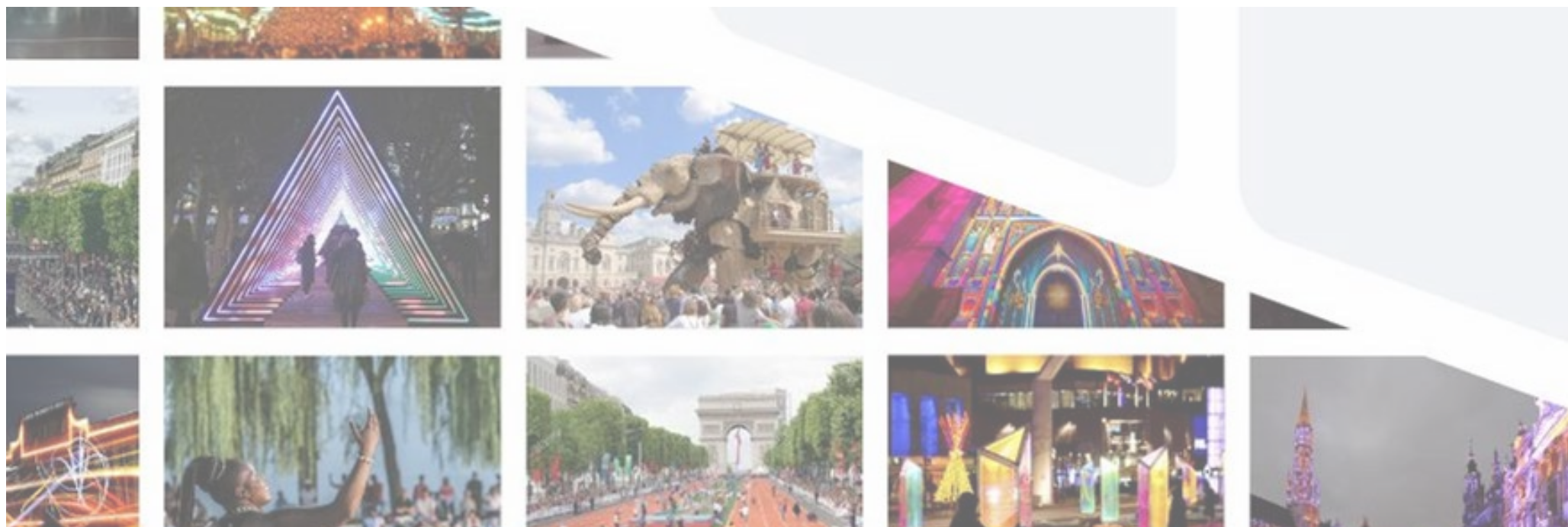


A Once-in-a-Generation Opportunity



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/
Mailing List: ncpc.gov/subscribe/

