New public and private developments are creating new opportunities across all neighborhoods’ east of the Anacostia River. Entrepreneurs such as Michael Landrum (Ray’s The Steaks at East River) and Natasha Dasher (Uniontown Bar & Grill) have taken advantage of these investments by opening restaurants in areas with high-demand.

The intersection of Minnesota Avenue and Benning Road will become a new commercial center, offering both daytime and evening customers. The Minnesota Avenue Metrorail station is now home to the new 227,000 sq. ft. headquarters of the DC Department of Employment Services (opened in December 2010) and Donatelli Development and Blue Sky Development plan on building 20,000 sq. ft. of retail space and 370 residential units adjacent to the Metrorail station.

The gateway to Capitol Hill, Pennsylvania Avenue, SE is one of the designated nine major corridors in the District’s Great Streets Initiative. With 50,000 vehicles accessing Capitol Hill and three shopping centers located along Pennsylvania Avenue, SE businesses have the opportunity to capture thousands of consumers.

New development in the area is also fueling demand for quality retailers. The Grays on Pennsylvania, delivered 118 apartments and a 7,500 sq. ft. Yes! Organic Market at the intersection of Pennsylvania and Minnesota Avenues in 2010.

Pennsylvania Avenue is also undergoing a streetscape enhancement from 27th Street, SE to Southern Avenue, SE. This Great Street streetscape improvement program will improve the quality of life in the neighborhoods along the corridor and support the local demand for goods and services through economic revitalisation.

Finally, the HOPE VI Capitol Gateway redevelopment has revitalized the neighborhoods along East Capitol Street by delivering more than 376 apartments and townhomes in the past few years, with another 500+ residential units in the pipeline.

**EAST OF THE ANACOSTIA RIVER**

**Penn Branch Shopping Center**
Penn Branch Shopping Center is currently a 90,000 sq. ft. retail and office complex located at the intersection of Pennsylvania and Branch Avenues, SE. The proposed development has been split into two phases. The 95,000 sq. ft. Phase I will include a new façade, base building improvements to the 45,000 sq. ft. office building (existing) and new construction of 6,000 sq. ft. of retail. The site offers a pad site for a restaurant.

**Capitol Gateway Marketplace**
Capitol Gateway Marketplace is a 12-acre site and part of the Capitol Gateway Hope VI project. The current plan calls for 140-145,000 sq. ft. of retail, anchored by a 118,000 sq. ft. Walmart. There will also be a 8,800 sq. ft. restaurant at a pad site and 15,900 sq. ft. of inline space.

**DOES Headquarters**
The DOES Headquarters is located adjacent to the Minnesota Avenue Metrorail Station. The development includes a five-story, 227,000 sq. ft. office building for the 450-employee Department of Employment Services (DOES). The building also offers an employment and business center on the ground floor, retail space for local businesses, a large ground floor community meeting room and a two-level 100-space underground parking garage.