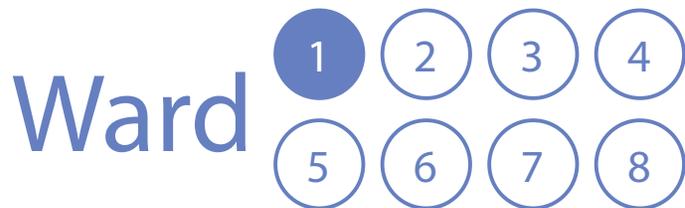


Development Summary

August 2014



District of Columbia
Office of Planning

For More Information Contact

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Planning Initiatives

- **Adams Morgan Visioning Study:** The Office of Planning, working with a consultant will develop a vision framework for the Adams Morgan neighborhood. The study will center on shaping a future vision for Adams Morgan that depicts how the community can leverage its assets to preserve its physical characteristics, improve ambiance and the quality of life for the surrounding community. The framework will be produced through a stakeholder engagement process in the form of a neighborhood summit conducted charrette-style that includes community leaders, residents, and property and business owners. (Status: ongoing).
- **Mount Pleasant Street Commercial Revitalization Strategy**
A plan is to create a more vibrant commercial district through a combination of small business assistance, streetscape improvements to attract additional consumers. (Approved Fall 2010)
- **Sustainable DC**
Covering the next 20 years, the Sustainable DC initiative is crafted for and by the city's diverse and knowledgeable community with the ultimate goal of making DC more socially equitable, environmentally responsible and economically competitive. To become the most sustainable city in the country, the District has drafted an ambitious, yet achievable, vision that creates the framework to become a healthier, cleaner and greener city. For more information please visit the following: <http://sustainable.dc.gov/>

Select Capital Investment

1 Renovated High School

Cardozo Education Campus | Complete |
1200 Clifton Street, NW

1 Renovated Playground

Columbia Heights Playground Renovation | Planned |
1480 Girard Street, NW

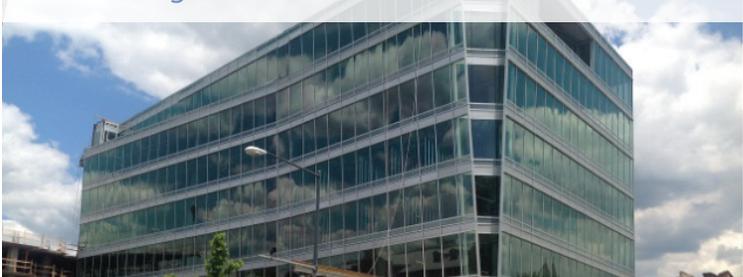
1 Renovated Library

Mount Pleasant | Complete

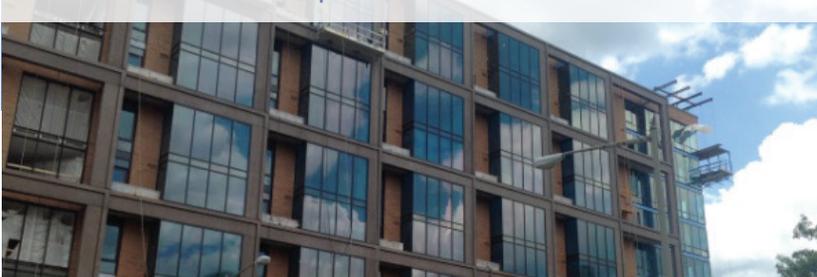
1 Streetscape

Sherman Avenue | Complete |
Between Barry Place & Park Road

Progression Place 1805 7th Street NW



Capitol View on 14th



18th St NW Streetscape



Ward 1 Development

Major Projects

- 1 Atlantic Plumbing :** Two of the former Atlantic Plumbing sites will be redeveloped into new mixed-use buildings with a combined 375 apartments units and 23,800 sq. ft. of retail space. One building will offer 65 apartments and another will offer 310 apartments. The project will feature artist studios, and rooftop gardens. A six-screen Landmark Theater will anchor the retail space. The development firms JBG Companies & The Walton Street Capital expects a 2015 delivery. (Under Construction)
- 2 The Line DC:** The Adams Morgan Historic Hotel includes the restoration and preservation of the First Church of Christ, Scientist, and the construction of a nine-story addition connected to the Church Building that will together be operated as a high-quality, full-service boutique hotel (The Line DC) with 220 rooms. The Church Building, which will be completely preserved and restored, will be the centerpiece of the Hotel. (Under Construction)
- 3 13th & U Streets NW:** The current one-story retail strip shopping center at 1306 – 1324 U Street (including Rite Aid) will be redeveloped into an eight-story, 135-unit apartment building with 15,019 sq. ft. of retail space and one level of underground parking for 48 spaces. The Rite Aid will come back in the new development. The developers The JBG Companies, expect to start the two-year construction in the fourth quarter of 2014 and have a targeted delivery date of 2016. (Planned)
- 4 Flats at IL Palazzo:** The former three-story, Italian Embassy at 2700 16th Street, NW will be redeveloped into 110 - 135 residential units, including two additions (five and eight stories tall). There will also be 60 - 90 parking spaces in the project. Phase I will entail the renovation and conversion of the existing Italian Embassy. Initial demolition and site work started in April 2014 and delivery is expected in 2016. (Under Construction)
- 5 The Capital Residence on Avenue:** The 23,250 sq. ft. residential project from Hudson Property & Construction LLC, calls for a 31-unit apartment building with 16 parking spaces. The previous buildings at 3203 - 3207 Georgia Avenue were razed. A building permit was issued in April 2013 and delivery is expected in 2014. (Under Construction)
- 6 2221 14th Street** Current plans call for 30 unit boutique apartment building (studios and one-bedroom) with 2,792 sq. ft. of ground floor retail space. The site, which is currently improved with a vacant auto shop will be replaced with a six-story apartment building. The building will offer 25 one-bedroom units and five studios. (Under Construction)
- 7 Progression Place:** The 307,000 sq. ft. mixed-use project from Four Points LLC & the Ellis Development Group, contains 98,000 sq. ft. of office space, 19,200 sq. ft. of retail space, 205 apartments with underground parking. The project includes renovation of the historic retail structures along 7th Street and will reactivate them for retail use. The United Negro College Fund will purchase a 50,000 sq. ft. office condo within the building including street level office space. (Complete)
- 8 The Wonder Bread Factory:** The warehouse will be renovated and new additions will add a fourth-floor as well as expand the second that third floors. The final 60,000 sq. ft. building will offer opportunities for loft-like office space above first floor and basement retail space. The project will also restore portions of the building it to its original 1922 plans. (Complete)

