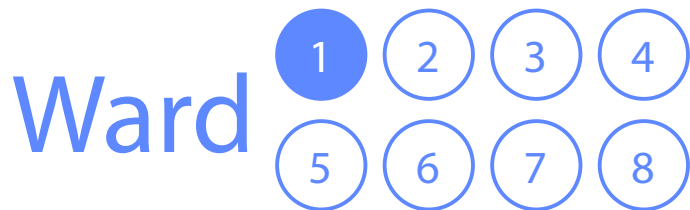


# Development Summary

January 2015



District of Columbia  
Office of Planning



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## Planning Initiatives

### • *Adams Morgan Vision Framework*

OP is working with local stakeholders to produce a planning vision to leverage community assets to preserve physical characteristics, improve ambiance and the quality of life for the surrounding community. (Underway)

### • *Mount Pleasant Street Commercial Revitalization Strategy*

This small area plan creates a more vibrant commercial district through a combination of small business assistance and streetscape improvements to attract additional consumers. (Approved Fall 2010)

## Select Capital Investments

### 1 Renovated High School

Cardozo Education Campus | Complete |  
1200 Clifton Street, NW

### 1 Renovated Park

Kalorama Park Site-Work and Stormwater Management  
Improvements | Planned | 1865 Kalorama Road, NW

### 1 Renovated Recreation Center

Park View Recreation Center (field house)  
| Planned | 693 Otis Place, NW

### 2 Streetlight Upgrades

T Street, NW | Complete | 7th to 11th Street NW  
Vermont Avenue, NW | Complete | T and U Street NW

Atlantic Plumbing



ALSCO/Linens of the Week



Kalorama Park



# Ward 1 Development

## Major Projects

- 1 Grimke School (1923 Vermont Street, NW and 912 U Street, NW):** Current plans call for redevelopment of the historic Grimke School and an adjacent District-owned parcel at 912 U Street NW. The historic school building will be rehabilitated and transformed into a mix of uses which include a permanent home for the African-American Civil War Museum, space for a number of non-profit performing-arts organizations, and commercial office space. (Planned)
- 2 Alsco/Linens of the Week Lamont Street, NW, (700 block):** The former Alsco/Linens of the Week dry cleaning plant and surface parking lot will be redeveloped into approximately 225 residential units. The proposed project consists of conversion of an existing four-story commercial and industrial building to residential use and construction of a new residential building. The project will include a combination of apartments, townhouses, and condominium units. (Planned)
- 3 Park Morton Redevelopment Plan:** A master development team for Park Morton was selected in the Fall of 2014. The team consists of The Community Builders and Dantes Partners, with Torti Gallas serving as the planner and architect. The team working with the DC Housing Authority, the Office of the Deputy Mayor for Planning and Economic Development, and the Park Morton community to update the prior revitalization plan and redevelop the 174 units of public housing on the site into a mixed-income community. (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 14<sup>th</sup> 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 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)
- 8 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)

