

Development Summary

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Ward



District of Columbia
Office of Planning



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Start it in 7



Planning Initiatives

• **Start it in 7**

The Office of the Deputy Mayor for Planning and Economic Development and other agencies, including the Office of Planning, hosted "Start It in 7: Ward 7 Entrepreneurship Week," March 17-22, 2014. The week-long series of events centered on two priorities residents identified during the historic June 2013 Economic Development Summit: 1) job training/placement and small business development, and 2) high quality, diverse retail offerings. Ward 7 residents and budding entrepreneurs participated in workshops, trainings, panels and other activities. (Completed March 2014)

• **Benning Road Corridor Redevelopment Framework**

This small area plan was completed in and approved by the DC Council in 2008. The study boundary includes all property fronting Benning Road from Southern Avenue to Bladensburg Road, most of which falls within Ward 7. (Completed 2008) Accomplishments include: streetscape enhancements, a Ward 7 Partnership (BID), Great Streets designation.

• **Deanwood Strategic Development Plan**

This small area plan was completed in and approved by the DC Council in 2008. The plan focuses on the northern portion of Ward 7, centered on the Deanwood neighborhood, which includes the Nannie Helen Burroughs Avenue and Minnesota Avenue, NE corridors. (Completed 2008) Accomplishments include: streetscape improvements along Nannie Helen Burroughs Avenue, 4800 New Hampshire mixed income housing development, Great Streets designation.

• **Pennsylvania Avenue Small Area Plan**

This small area plan was completed and approved by the DC Council in 2008 as part of the Great Streets Initiative. The study area included all properties fronting Pennsylvania Avenue, SE from Independence Avenue SE/2nd Street SE eastward to Southern Avenue. The plan offers development concepts for selected focus areas that represent a range of development opportunities throughout the project area. (Completed 2008) Accomplishments include: facade improvements at the Ft. Denis Shopping Center, Great Streets designation, and public realm and streetscape improvements.

Select Capital Investments

1 New Streetscape

Nannie Helen Burroughs Road | Complete | **\$9 million**

1 New Park

Anacostia Riverwalk | Complete | **\$15 million**

4 Recreation Center Renovations

Benning Park Recreation Center | Complete

Marvin Gay Recreation Center | Complete | **\$12 million**

Fort Dupont Ice Arena | Complete | **\$20 million**

Hillcrest Recreation Center | Complete | **\$500,000**

2 Public / Private Partnerships

Nationals Baseball Academy | Complete | **\$17.7 million**

Unity Parkside Healthcare Center | Complete | **\$26 million**

1 School Reconstruction

HD Woodson High School | Completed | **\$102 million**

Washington Nationals Youth Baseball Academy



Park 7 Apartments



3675 ELY PLACE Photo Credit: CSNWashington.com

Photo Credit: Park 7 DC

Ward 7 Development

Major Projects

- 1 Lincoln Heights and Richardson Dwellings:** New Communities Initiative. The multi-pronged redevelopment of the 440 unit Lincoln Heights began in 2005. A redevelopment plan was approved by Council in 2006. The redevelopment of the Strand Theater, 5201 Hayes Street affordable housing development, and approval by HUD for demolition of Lincoln Heights property are planned. The effort is spearheaded by DCHA, DMPED, and OP. (Planned)
- 2 Hill East Waterfront Redevelopment:** The Hill East District (formerly known as Reservation 13) is comprised of 67 acres and is now located within the Ward 7 boundaries. The site is located at the corner of 19th & C Street, SE, adjacent to the Stadium Armory Metro station on the Orange and Blue Line. The District solicited proposals from developers in 2012 and 2013 for Phase One (Parcels F1 and G1). The District received one proposal from a development team comprised of Donatelli Development and Blue Skye Development. The proposed mixed-use development would include 356 residential units, 20,000 square-feet of retail, and underground parking. (Planned)
- 3 Capitol Gateway Marketplace:** Townhomes, duplexes and single family homes are a part of a new urban development in Northeast. Built in a traditional architectural style, these homes capture Washington's historic beauty while offering all the conveniences of modern city life. Furthermore, the Wal-Mart Supercenter is an exciting new project proposed to have a full grocery section. The 130,000 square feet supercenter will have 320,000 square feet for restaurants, wellness center and other retail uses. The first phase is scheduled to deliver in 2014. (Planned)
- 4 Skyland:** The redevelopment of the Skyland Shopping Center into a new town center is planned to be anchored by a 120,000 square feet Wal-Mart. The master plan for Skyland Town Center calls for up to 340,000 square feet of retail space, 468 residential units, and a town square. The site will incorporate five blocks of mixed-retail and residential development including three stand-alone structured parking decks for up to 1,700 vehicles. The delivery will be phased with Wal-Mart scheduled to open with the delivery of Phase I in 2015. (Under Construction)
- 5 Park 7:** Construction for the Park 7 development is underway at the intersection of Minnesota Avenue and Benning Road. The 300,000 sq. ft. mixed use project will feature 376 residential units comprised of 30 market-rate and 346 affordable units, 22,000 sq. ft. of retail, and underground parking. Construction is scheduled for completion in Q4 2014. (Completed)
- 6 The Nannie Helen at 4800:** The grand opening of The Nannie Helen at 4800 was held on June 19, 2013. The mixed-use development, located in Deanwood, features 70 affordable housing units, space for an adult education and fitness center as well as 1,800 sq. ft. of retail space. Under the New Communities program, 23 of the 70 units have been reserved for residents currently living in the Lincoln Heights/Richardson Dwellings development. (Completed)
- 7 Washington Nationals Youth Baseball Academy:** This 18,000 square foot facility is located on Ely Place in the southeast neighborhood of Fort Dupont Park. Open year-round, youth from Wards 7 and 8 can learn the finer skills of baseball and softball while taking advantage of mentoring, nutrition and academic enrichment programs. (Completed)

