



Ward 6 Development Summary Fall – Winter 2011

Introduction

The Ward 6 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 6. It does not reflect all development activity within Ward 6. The information included in this document was compiled from various sources. Please contact the appropriate developer, property owner, or government agency for the most up to date information regarding the project. For additional information on development activity in the Ward, please utilize the Development Search function on the Washington DC Economic Partnership website: www.wdcep.com or contact your Ward Planner, Melissa Bird at 202. 478-1323 or Melissa.Bird@dc.gov.

Capitol Hill

Hine Jr High School Redevelopment (335 8th Street SE)-

A development partner, Stanton/East Banc was selected by the Deputy Mayors Office to redevelop this former school site. The future buildout will include approximately 150 new residential units with a mix of office and potentially a boutique hotel. The development team is currently holding a series of public meetings on the project before filing a PUD in the Fall of 2011. This development site is located across from the Eastern Market Metro Station.

NoMa/H Street NE

Streetcars on H Street-

Currently, the tracks on the south side of H Street are being completed. Tracks on the north side have been completed. DDOT anticipates the streetcar being operational in 2013..

H Street "Connector"

This development was approved by the zoning commission late 2010. It will encompass a full redevelopment of the south blocks between 8th and 10th street NE. Once complete, the development will have approximately 300 residential units, underground parking and 50,000 sq ft of retail. The architect is Torti Gallas and Associates. Construction is expected to begin in 2012.

Other Helpful Contacts:

<http://nomabid.com> – NoMa BID

www.planning.dc.gov – Click the Neighborhood Plans link for plans related to NoMa and H Street, NE.

www.mountvernontriangle.com – MVT Community Improvement District

www.planning.dc.gov – Click on "Publications" for plans related to Mt. Vernon Triangle

www.capitolriverfornt.org- BID for the SE Riverfront Area

Public Investment

- *DMPED – H Street NE TIF and façade grants*
- *DDOT – Capitol Hill Transportation Study Implementation*
- *DDOT – H Street and Benning Road NE Streetscape Improvements (inc. streetcar tracks)*
- *DDOT – Ballpark Area Transportation Improvements*
- *DDOT – AWI Streetscape Improvements*
- *DDOT – Mt. Vernon Triangle Streetscape Improvements*
- *DPR/AWC – Washington Canal Park*
- *DCPS - Hine JH, proposed to merge w Eliot JH and converted to administrative offices*
- *WMATA – Navy Yard Metro Renovations*
- *Barracks Row Main Street (ReStore DC)*
- *H Street NE Main Street (ReStore DC)*



SE/SW Waterfront

Ballpark District Phase I (Half & N Streets, SE) –

Plans call for a two-phased development totaling 2 million sq. ft. of mixed-use on 8 acres, including office, residential and retail buildings. Phase I will be about 830,000 sq. ft., including 372,500 sq. ft. of residential, 50,000 sq. ft. of retail, a 120-room hotel and 295,000 sq. ft. of office. Construction is starting by the beginning of 2010 with a target delivery of Spring 2012. Phase II will total 1.2 million sq. ft. does not have an estimated targeted delivery date yet. Akridge is the main developer for this project.

Waterside (401 M Street, SW) – This \$650,000,000 development replaces the existing Waterside Mall with about 1.2 million sq. ft. of office, at least 110,000 sq. ft. of retail, and over 800 units of housing. The office phase of this project was completed in early 2010. A new Safeway has also opened. DCRA, DC OP and DMPED are the main tenants in the east building. Additional retail tenants are CVS, Subway, Z burger and Station 4 (a sit down restaurant).

Anacostia Waterfront Initiative-2010 was the 10 year anniversary of the AWI project launch. A report was completed on updates to clean up progress and other environmental initiatives in the Anacostia Watershed. For the full report please go to www.doe.dc.gov Or <http://ddot.dc.gov/DC/DDOT/Projects+and+Planning/DDOT+Projects/Anacostia+Waterfront+Initiative/Anacostia+Waterfront+Initiative+10+Years+of+Progress>

New Neighborhoods

Southwest Waterfront (along the Washington Canal Waterfront from 6th to 12th Sts, SW)– A mixed-use neighborhood with approximately 1,000 units (30% affordable), 230,000 sq. ft. of retail, 150,000 sq. ft. for a maritime museum, 150,000 sq. ft. of office, a hotel & 20,000 sq. ft. of community space. The site will also host multiple public plazas and parks. Currently expected to break ground in 2012 – completion of Phase 1 no earlier than 2015. This project is being PN Hoffman. A PUD for the first stage was filed earlier this year and a Zoning Commission hearing was held on July 18th. The application for the second stage of the PUD is expected to be filed in Winter 2012.

Hill East Waterfront (between Anacostia River, 19th St, Independence Ave and Massachusetts Ave, SE) – This 67 acre site will be redeveloped as a continuation of the Hill East Neighborhood with a residential core surrounded by a mix of institutional, office, and retail. The neighborhood will be bounded by a new park along the Anacostia River which will be traversed by the Anacostia Riverwalk. The Deputy Mayor for Planning and Economic development is responsible for developer selection.

The Yards (south of M St, SE between New Jersey Ave and 4th St, SE) – The park at this 42-acre development opened to the public in the Fall of 2010. Once complete it will be a blend of historic and new architecture to create a mixed-use community of roughly 2,700 residences, 250,000 sq. ft. of retail, 1.8 million sq. ft. of office and a new waterfront park and esplanade. Total build out will occur in the next 10-20 years. Forest City Washington is the developer for this project. The Yards Park hosted a variety of concerts and events throughout the summer.

H. Street After Small Area Plan- Significant resource investment by the City was critical to keeping the momentum going for implementation of the Plan. Shortly after the Plan was adopted, the City committed 65 million in infrastructure improvements for H street and Benning Road, including the construction of Streetcar tracks as part of the overall streetscape improvements.



Government of the District of Columbia
Vincent C. Gray, Mayor

