



Ward 5 Development Summary Fall – Winter 2011

The Ward 5 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 5. It does not reflect all development activity within Ward 5. 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, Deborah Crain-Kemp at (202) 442-7615 or deborahcrain.kemp@dc.gov



Mixed-Use Development

ART Place: The PUD submitted by the Cafritz Foundation for the re-development of the Riggs Plaza Apartments, in the North Michigan Park neighborhood, was approved in December of 2009. This planned development will offer 929 residential units with 310,000 sf of retail space.

Arts & Housing: Dance Place has partnered with **Artspace** Projects, Inc. to build 39 affordable, rental live/work studios for working artists. This development in the Brookland neighborhood was completed in the spring 2011. Applications are now being accepted for residency from qualified artists.

Catholic University South Campus: Also in Brookland, CUA has partnered with Abdo Development to plans to redevelop an 8.9-acre parcel with 725-825 residential units, space for artists and retail outlets. The \$250 million will cover 950,000 sf. The first phase is schedule to deliver in 2013, with the final phase delivering in 2018.

Rhode Island Station: Now under construction this mixed-use development is on an 8.78-acre site located at the Rhode Island Metrorail station. The project will include a residential component featuring 274 residential units. The development will also include a 215-space Metro garage (56,000 sq. ft.) The 70,000 sq. ft. of retail stores will be located along a traditional main street that includes outdoor seating, heavy landscaping and ambient lighting. The retail is expected to be available in 2011, but the rest of the project may not deliver until late 2013.

McMillan Sand Filtration Site: The 25-acre former water sand filtration site, located at North Capitol Street and Michigan Avenue, is expected to be redeveloped into a mixed-use project that will include historic preservation, open space, residential, retail, office, recreation and hotel uses. It is anticipated that the development team will submit an application for a PUD late 2011.

Residential Development

The Flats at the Atlas District: (formerly known as Arboretum Place) is a Clark Realty Capital development. It is a multifamily luxury apartment community located across the street from Hechinger Mall and bounded by 17th Street, Maryland Avenue, K Street and Bladensburg Road. 674,757sf, \$120,000,000 estimated cost, 257 residential units, 5,000sf of retail, this project broke ground in October of 2010 with completion scheduled for 2012.

Emerson Park: Completed in 2012 the most recent section of the K. Hovnanian Homes residential development at Emerson Park features 75 multi level townhomes with 2 car garages located in North Michigan Park near the Fort Totten Metro Station. (Development shown to the right)

Chancellor's Row: Saint Paul's College has contracted with EYA to build 237 three- and four-story single-family homes on half of its 20-acre campus. With phase one under construction, the townhouses range from 14 to 18 feet wide and 1,400 and 2,100 s.f. The homes are priced between \$450,000 and \$550,000, with 28 units set aside as affordable housing.

Ivy City Special Demonstration Project: This redevelopment project managed by the Department of Housing and Community Development will result in 58 addition of units of housing, including single family and condominium. Twenty-nine of those units are to be affordable to households at or below 50 percent of the Area Median Income. An additional 23 units are planned to be affordable to households between 50 and 80 percent of the Area Median Income. The remaining 6 units will be market rate. Development partners include Habitat for Humanity, MiCasa and Manna, Inc. Contact Martine Combal at martine.combal@dc.gov for more information.

Fort Lincoln New Town at South Dakota Avenue: Over 200 town homes with garages are now on site with an additional 300 residential units breaking ground this spring. The retail portion of this development will include COSTCO, Target, Shoppers Food Warehouse as well as a smaller town center with neighborhood serving retail. Ground breaking for this new retail took place spring of 2011.

St. Martins Housing: Now completed this 41 million development consists of 178 affordable family rental units in the Edgewood-Eckington community. The project is located on a two acre site across the street from McKinley Technology High School. There are 134 one- and two-bedroom apartments renting to families earning \$30,000 to \$54,000. The historic convent that sat on the site has been incorporated into the final development.



Public Investment

Schools: Phelps High School has re-opened offering a curriculum focused on architecture, construction and engineering. Webb-Wheatley is now a brand new state of the art facility from K thru 8th grade. Walker-Jones Educational Campus opened in the Fall of 2009. It now serves grades PK-8 in the District of Columbia Public Schools. Also included on the campus is a DC Public Library.

Recreation: New play-grounds were completed at the Arboretum, Langdon, and Florida Avenue Centers during 2010.. Also in 2010, the Harry Thomas Sr, Center benefitted from the expansion of the gymnasium and HVAC improvements.

Transportation and Transit: The District Department of Transportation has completed major resurfacing and other improvements on many streets and major roads in Ward 5 including: Irving Street, New York Avenue, North Capitol Street, Rhode Island Avenue, Taylor Street, Brentwood Road and Bladensburg Road. The roof has been replaced at the Theodore Hagan Center and new concrete steps were installed at the Trinidad Center.

Infrastructure: During 2010-2011 the District continues to invest in Ward 5 projects such as the 9th Street Bridge reconstruction, new lighting on Bladensburg Road, the round-about on Brentwood Road, the New York Avenue-Florida Avenue Virtual Circle, the Brookland Streetscape, the "Starburst" at Maryland Avenue and Bladensburg Road, and the reconfiguration of the intersection at Riggs Road and South Dakota Avenue.

Completed Plans

Brookland/CUA Metro Station Area Plan provides a comprehensive neighborhood strategy and a framework to guide growth and development around the Brookland/CUA metro station area and beyond. Council approved the plan in March 2009. An implementation task force has been established to carry out key recommendations from the final plan.

Florida Avenue Market Study Approved by City Council in October of 2009 includes an analysis of market conditions, economics, and historic significance. The final plan also includes a revitalization and development framework and urban design recommendations. An Operations Analysis of vehicular and pedestrian circulation has recently been completed as part of the plans implementation strategy.

Riggs Road South Dakota Avenue Area Development Plan focuses on the intersection of Riggs Road and South Dakota Avenue as the center of the study area. This plan identifies opportunity sites where future development may occur and provides guidance for land use and urban design on growth yet to come. Council adopted the plan in March 2009.

North Capitol Street/Cloverleaf Revitalization Strategy examines ways to best plan for an expanding pedestrian environment while allowing optimum vehicular movement as new development comes into the area. OP completed the plan in April 2009.

Northeast Gateway Revitalization Strategy targets the Ivy City, Trinidad, Carver Terrace, Langston Dwellings and Arboretum neighborhoods. This plan recommends protecting affordable housing, diversify housing choices and enhancing the physical environment.



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

