



## DEVELOPMENT IN WARD 5: A SNAPSHOT



### Aldi

The District's first ALDI will be located at 17<sup>th</sup> and I Streets, NE. ALDI is a discount grocer known for its premium select brands. Construction is expected to take roughly six months, with the anticipated opening to be in the summer of 2011. The store will create about 20 jobs.

### ArtSpace at Fort Totten

The Morris and Gwendolyn Cafritz Foundation plans to build a mixed-use development near the Fort Totten Metrorail station that will include more than 600 affordable apartments. The foundation is demolishing the 15-building complex of brick garden-style apartments near South Dakota Avenue and Riggs Road and replacing them with new buildings, consisting of one-, two- and three-bedroom apartments and about 52,000 sq. ft. of retail space. A majority of the units will be rented to people earning no more than the area's median income, about \$94,000 a year for a family of four. The Zoning Commission has approved the PUD for the project, outstanding wetlands issues have been resolved, and the Foundation is currently seeking financing.



### Brookland Artspace Lofts

Dance Place and Artspace have partnered to create a \$13 million arts campus in the Brookland neighborhood of Washington, D.C. The project broke ground in June 2011 and is nearing completion. It includes 41 affordable live/work units for artists and their families along with gallery and studio space.

### Capital Area Food Bank Warehouse

The Capital Area Food Bank is currently building a \$37 million new warehouse at 4900 Puerto Rico Avenue, NE that is providing 170 construction jobs. The projected completion date is summer 2012.



### Chancellor's Row

Steps from two red line Metro stations, and one of DC's oldest universities, Chancellor's Row features four-level townhomes with garage parking and rooftop terraces. The project includes 237 single-family units near the Trinity and Catholic campuses along 5th and 6th Streets, NE. Units are currently available for sale.

### Denny's

Plans are underway to bring a 4,000 sq. ft. Denny's to the old Ford dealership site at Bladensburg and Mt. Olivet Roads. The restaurant will be the second Denny's in the District, and will employ about 140 people.



### Dunbar Senior High School

This project involves construction of a new high school followed by the razing of the old building upon completion of the new structure. The project budget is \$122 million. The architectural team is EE&K and Moody Nolan. The projected ground breaking date is November 2011 with completion by July 2014.



**EC12**

Located at North Capitol and Quincy Streets, NW this historic firehouse is slated to become a sit-down restaurant. Just minutes away from the New York Avenue Metro, EC12 will be a catalyst for retail and economic growth along the North Capitol corridor. Renovations are underway with a projected opening date of September 2011.

**Florida Avenue Arts District**

The 1300 block of Florida Avenue, NE in the Trinidad neighborhood is emerging as an eclectic arts district. Galleries on the block include Connor Contemporary, G Fine Art, and Industry. To further promote this area as an arts district, Councilmember Thomas added language to "The Comprehensive Plan Amendment Act of 2010 calling for a strategy to link the H Street NE arts and entertainment district and planned development on lower Bladensburg Road to the Florida Avenue corridor.



**Florida Avenue and North Capitol Street, NW**

The PUD for the site calls for a mixed-used development of approximately 85,500 sq. ft. and two levels of underground parking. Roughly 81,500 sq. ft. is to be dedicated to residential units, and about 5,000 sq. ft for a ground floor retail use. The development team is currently before the Zoning Commission seeking a second extension of its PUD.

**Ivy City Home Again Initiative**

The housing redevelopment project is adding 58 units of housing to the Ivy City community, including 29 units affordable to households at or below 50 percent of the Area Median Income, 26 units affordable to households between 50 percent of the Area Median Income and 80 percent of the Area Median Income, and 3 market rate units.



**MM Washington**

This former vocational high school is to be transformed into 82 units of affordable senior housing with 15,000 sq. ft. of community space and 31 parking spaces. The development team includes Mt. Lebanon Community Development Corporation, UrbanMatters, and Mission First. The project team is currently preparing applications to submit to the Historic Preservation Review Board and Board of Zoning Adjustment. The estimated groundbreaking date is late 2011/early 2012. The project will take approximately 18 months to complete.

**McMillan Sand Filtration Site**

The 25-acre McMillan Sand Filtration site is located at North Capitol Street and Michigan Avenue, NW. The site is owned by the District of Columbia. The Office of the Deputy Mayor for Planning and Economic Development has selected Vision McMillan Partners (VMP) for vertical development of the site. VMP includes EYA, Trammel Crow, and Jair Lynch Cos. The District has allocated funds in the FY2012 capital budget to begin assessment and design of the infrastructure upgrades necessary to support development on the site. The project team will submit an application to the Historical Preservation Review Board in fall 2011, followed by a PUD application to the Zoning Commission thereafter.





### **New Town at Capital City Market**

New Town at Capital City Market is a 24-acre proposed development located at Florida Avenue and 4<sup>th</sup> Street, NE. It will include condos and apartments, office and retail, a hotel, and a range of community amenities. The Union Market building and other structures dating to the 1920s will be restored and adapted for retail, with loft residences built on top. The initial plans call for approximately 1,450 residential units, with a set aside for workforce housing; 448,890 sq. ft. of retail; a 570,000 sq. ft. wholesale/distribution facility; 260,000 sq. ft. of office; a 304,700 sq. ft. hotel; and over 2,000 parking spaces. The development

team is in the process of securing site control of more than 50 percent of property in the market, the threshold that must be met before the project can move forward.

### **NoMa West**

Located at Eckington Place and Harry Thomas Way, NE, this project includes approximately 600 units of rental housing in three distinct buildings and about 1,200 sq. ft. of retail. The development team includes Mill Creek Residential and Berkshire Income Realty. Construction is underway.



### **Rhode Island Row**

This mixed-use development will be constructed on an 8.78-acre site located at the Rhode Island Metro station. The project will include a residential component featuring 274 residential units. The development will also include a three-story, 200-space parking garage (56,500 sq. ft.) and an additional 130 spaces at grade. The 70,000 sq. ft. of retail stores are located along a central access corridor that includes a landscaped boulevard. The estimated cost of this project is \$61 million. Construction began in May 2010 and will take 18 to 24 months. Construction of the parking garage is complete and shortly will

be turned over to WMATA to commence operations.

### **The Point at Arboretum**

Located at New York Avenue and Bladensburg Road, NE, this 16-acre site is slated to include the District's first Walmart. The store will be an estimated 120,000 sq. ft. and will include a grocery section. The development team expects to sign a letter of intent with a second large retailer, and the project will include a number of smaller stores, as well. The project is currently undergoing a large tract review with the DC Office of Zoning. Construction is expected to begin in late 2011.



### **South Campus**

Catholic University of America selected Abdo Development to redevelop an 8.9-acre parcel into a mixed-use project near the Brookland Metrorail station. The design calls for 800 housing units, space for artists, retail outlets and a new clock tower. The project would be built on university-owned land, part of which is currently vacant and part is occupied by three dormitories, to be demolished and rebuilt on the main campus. The plan calls for Monroe Street to emerge as a new retail main street. The Zoning Commission approved the PUD. The developer has secured

financing and demolition of the vacant dorms is underway.



### **Washington Gateway**

Washington Gateway is a three-acre site, located at the intersection of New York and Florida Avenues, NE. Conceptual plans call for approximately 150 hotel rooms, 565,000 sq. ft. of office, 250 residential units, retail, and 680 parking spaces. The developer, however, has filed for a PUD modification to allow the option of constructing residential units in lieu of the hotel use approved for the project. Widened and upgraded sidewalks around the property will become part of a new network of pedestrian connections from Florida Avenue to New York Avenue, and to the New York Avenue Metro Rail Station. The additional major elements of this network will include an upgraded bicycle and pedestrian path from the Metro Rail Station, and a new traffic signal at Florida Avenue to create safe and convenient access to the project. The project also provides upgrades to the Metro Branch Trail along the property, with decorative landscape elements. The estimated cost of this project is \$350 million.

### **Shops at Dakota Crossing**

The Shops at Dakota Crossing is a planned 412,550 sq. ft. destination retail center on 42 acres located at New York and South Dakota Avenues, NE. Tenants will include big box stores such as Costco, Staples, and Target, as well as a Shoppers Food Warehouse. All outstanding wetlands issues have been resolved and the project should break ground during the summer of 2011.



### **901 Monroe Street, NE**

The project, to be located on Monroe Street, NE between 9<sup>th</sup> and 10<sup>th</sup> Streets, NE, is a mixed-use development that includes approximately 225 apartment units, 13,000 square feet of neighborhood-serving retail, and 127 parking spaces. The development team includes Horning Brothers, Menkiti Group, and Jim Stiegman (the owner of Colonel Brooks' Tavern). The PUD has been filed, and the development is making revisions based on Zoning Commission comments. The project is expected to create 250 construction jobs and 75 full time jobs.