

Development Summary

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Ward



District of Columbia
Office of Planning



For More Information Contact

Malaika Abernathy | Ward 4 Community Planner
e: malaika.abernathy@dc.gov | p: (202) 442-7600
www.planning.dc.gov

Planning Initiatives

• *Playable Art DC*

Playable Art DC is a play and place-making initiative to bring innovative art-based play spaces to neighborhoods. A competitive process was conducted and in June 2014, three awards were announced, including an award to the Kennedy Street Development Association for an installation at the small green space near the intersection of 5th and Kennedy Streets. (In Progress)

• *Greater Walter Reed Army Medical Center Small Area Plan (WRAMC- SAP)*

This small area plan focuses on implementing the recommendations developed by the Local Redevelopment Authority's Base Reuse Plan. (Approved April 2013)

• *Central 14th Street Vision Plan and Revitalization Strategy*

This small area plan identifies revitalization strategies for three commercial nodes between Spring and Longfellow streets. (Approved November 2012)

• *Riggs Road / South Dakota Avenue Area Development Plan*

This small area plan represents a joint vision for Wards 4 and 5 to revitalize transit-oriented development in the Riggs Park / Fort Totten area. (Approved March 2009)

• *Upper Georgia Avenue Land Development Plan*

This small area plan provides a revitalization strategy for the Georgia Avenue corridor between Eastern Avenue and Decatur St NW. (Approved July 2008)

• *Kennedy Street Corridor Revitalization Plan*

This small area plan focuses on business development, commercial reorientation, and streetscape improvements. (Approved July 2008)

Select Capital Investments

1 Renovated Library

Petworth Neighborhood Library | \$12 million | Complete | 4200 Kansas Ave NW

2 New Streetscapes

Georgia Avenue | Complete | \$8.8 million
Kennedy Street | In Progress | \$6 million

1 New Dog Park

Upshur Dog Park | \$250,000 | Complete | 4300 Arkansas Ave NW

1 Realigned Intersection

South Dakota & Riggs Road | \$10 Million | Complete

Low Development



6000 New Hampshire Avenue NW



3830 Georgia Avenue NW



Ward 4 Development

Major Projects

- 1 3800 Block of Georgia Avenue, NW:** Donatelli Development and Mosaic Urban Partners will develop a \$5 million mixed-use development, with a dozen residential units and 10,000 sq. ft. of neighborhood-serving retail uses. (Residential Phase Planned)
- 2 6100 Georgia Avenue, NW:** Beacon Center- A mixed-use project wrapped around the existing Emory United Methodist Church. Plans call for 58,000 sq. ft. of new church space, two residential buildings totaling 67 units of affordable housing, retail space along Georgia Avenue and 100 parking spaces. (Planned)
- 3 7828 Georgia Avenue, NW:** Georgia Eastern- Planned mixed use development at Eastern and Georgia Avenue to include a ground floor, 60,000 sq ft Harris Teeter grocery, and approximately 200 rental units above. (Planned January 2015)
- 4 Takoma Metro Station:** Conceptual plan of townhouse development is expected to be amended by WMATA. Proposed new development may include multi-family housing and structured parking. Planned redesign of transit facilities and station access included. (Planned)
- 5 Low Development:** Lowe and JBG will deliver the project in three phases totaling approximately 900,000 sq. ft. Fort Totten Square (Phase I) is scheduled to break ground in 2013 and deliver 400 residential units and a 118,000 sq. ft. Walmart. Dakota Pointe (Phase II) will deliver 170 residential units and Dakota Flats (Phase III) will deliver 260 apartments and 23,000 sq. ft. of retail space. (Phase 1 Planned for Fall 2014)
- 6 6000 New Hampshire Avenue NW:** City Homes at the Hampshires is producing 111 single-family homes and townhomes featuring four and five bedrooms each. (In progress 2013)
- 7 3830 Georgia Avenue, NW:** Safeway Site- A Planned Unit Development project to redevelop the existing Safeway into a mixed-use development including 220 apartments and a ground-level 62,400 sq. ft. grocery store. (Completed Summer 2014)
- 8 5829 Georgia Avenue, NW:** One-story, 106,000 sq. ft. Wal-Mart store including 345 underground parking spaces. (Completed Winter 2013)
- 9 1330 Missouri Avenue, NW:** VIDA Senior Residences- Joint development project for 36 new affordable housing units for seniors and a new Senior Service Center. (Completed January 2012)
- 10 3910 - 3912 Georgia Avenue, NW:** 3 Tree Flats- The development includes 24,000 sq. ft. occupied by Mary's Center for Maternal and Child Care, with 130 mixed-income housing units on top, including 40% of units at less than 60% of Area Median Income. (Completed Summer 2011)
- 11 6425 14th Street NW:** Tewkesbury- Blue Skye Development and the Educational Organization for United Latin Americans built 26 condos, more than half of them subsidized. (Completed Summer 2010)

