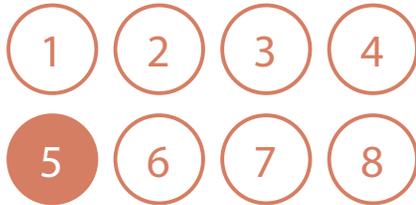


Development Summary

August 2014

Ward



Planning Initiatives

- **Mid City East Small Area Plan & Livability Study**

A holistic plan for transportation, commercial revitalization, redevelopment, historic resources, sustainable infrastructure, parks, and open space. (In Progress)

- **Ward 5 Industrial Study**

A strategic plan for the modernization and adaptive reuse of industrial land in Ward 5. (In Progress)

- **North East Gateway Revitalization Strategy**

A revitalization strategy for the Ivy City, Trinidad, Carver Terrace, Langston Dwellings, and Arboretum neighborhoods. (Completed 2006)

- **Brookland / CUA Metro Station Small Area Plan**

A plan for business development, streetscape, and public space improvements. (Completed 2009)

Select Capital Investment

2 Renovated High Schools

Dunbar High School | Complete | 101 N St NW
Phelps High School | Complete | 704 26th St NE

2 New Primary Schools

Walker-Jones Education Campus | Complete
Webb-Wheatley Education Campus | Complete

2 New Libraries

Woodridge | Under Construction | **\$16.5 Million**
Walker Jones | Complete

2 New Bridges

New York Ave | Complete
Rhode Island Avenue Metro Pedestrian Bridge |
Under Construction

Dunbar High School



Bloomingdale



Monroe Street Market



District of Columbia
Office of Planning



For More Information Contact

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Ward 5 Development

Major Projects

- 1 ART Place at Fort Totten:** The Morris and Gwendolyn Cafritz Foundation plans to build about 929 residential units (171 affordable units and 358 multi-family units) near the Fort Totten Metrorail station. There will be up to 333,550 sq. ft. of retail space in the entire project. (Under Construction)
- 2 Fort Totten Square:** JBG is developing a mixed-use development at 300 Riggs Rd NE. The project includes ground floor retail, occupied by an urban-format Walmart with full-service grocery and pharmacy; 350 rental apartments homes, including studios, one, and two-bedroom units; and immediate access to the city and suburbs via the Red, Yellow, and Green Lines that converge at the nearby Fort Totten Metro station. (Under Construction)
- 3 Monroe Street Market:** The Catholic University of America has partnered with Abdo Development to redevelop an 8.9-acre parcel with 725-825 residential units, including 27 artist live work units. Ground floor retail space in phase one of the development will be for resident artists. The first phase is now available for lease with the final phase is expected to be complete in 2018. (Complete)
- 4 Mc Millian 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: open space, residential, retail, office, recreation and hotel uses. An application for approval has been submitted to the Historic Preservation Review Board. (Planned)
- 5 Fort Lincoln New Town at South Dakota Avenue:** Over 200 town homes with garages are now on site with an additional 300 residential units under construction. The retail portion of this development includes COSTCO which opened in late 2012 with DSW, Marshalls', and Shoppers Food Warehouse, as well as a smaller town center with neighborhood serving retail planned for the near future. (Under Construction)
- 6 The Point at Arboretum:** Defined as a new retail destination center planned for Ward 5, this development will occupy 14.75 acres land in northeast Washington in the triangle bounded by Montana Avenue, New York Avenue, Bladensburg Road. This major retail center will include: 134,000 s.f. containing small and mid-sized retailers and restaurants. (Planned)
- 7 2724 12th St NE** Lock 7 Development plans to start construction on a 22-unit project in Brookland within the next couple of months. The project site is just north of Rhode Island Avenue NE and will contain 11 townhome-style buildings, each with two condominium units. The condos will be roughly 1,300 square feet in size, and each unit gets its own parking spot. (Planned)
- 8 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. (Complete)
- 9 Chancellor's Row:** Saint Paul's College contracted with EYA to build 237 three- and four-story single-family homes on 10 acres. The townhouses range from 1,400 and 2,100 s.f. and priced between \$450,000 and \$550,000, with 28 units set aside as affordable housing. (Phase 1 Complete)
- 10 Ivy City Spacial Demonstration Project:** This redevelopment project managed by the Department of Housing and Community Development will result in 58 additional of units of housing, including single family and condominiums. Ninety percent of these homes will be affordable to households earning less than 80 percent of Area Median Income. (Under Construction)
- 11 St. Martins Housing:** This \$41 million development consists of 178 rental units in the Edgewood-Eckington community. There are 74 percent of the units will be rented to families earning \$30,000 to \$54,000. The historic convent that sat on the site has been incorporated into the final development. (Complete)

