

Development Summary

August 2014

Ward



District of Columbia
Office of Planning



For More Information Contact
Melissa Bird | Ward 6 Community Planner
e: melissa.bird@dc.gov | p: (202) 478-1323
www.planning.dc.gov

Planning Initiatives

• Southwest Small Area Plan

In the Summer of 2013, the Office of Planning (OP) launched a community planning process with area stakeholders (including residents, ANCs, neighborhood organizations, Council staff, businesses, property owners, institutions and government agencies) to create a small area plan for the Southwest area. The plan will create an urban design, land use, and neighborhood preservation framework to enhance pedestrian access, improve street connectivity, integrate community amenities and leverage multi-modal transportation choices. In addition, this planning process will evaluate the development potential and provide land use guidance for multiple, underutilized District-owned properties where government uses are currently located. To date, four community meetings have been held. At this time, the OP team will be working with the community on the drafting of plan recommendations. A full draft will be available Fall 2014.



• Southwest Eco District

This initiative is a comprehensive and forward looking approach to sustainability and livability to transform a 15 block area that is predominantly a federal area. The area is located just south of the National Mall. This area is currently disconnected from many surrounding amenities Just as the Southwest Waterfront and the National Mall. The buildings are aging and there is little active public green space. The Office of Planning will work the lead Agency, National Capital Planning Commission (NCPC) turn this area into a national showcase of sustainable urban development which will accommodate both the federal workforce needs as well as future housing, commercial space and usable green space and parks.

Select Capital Investment

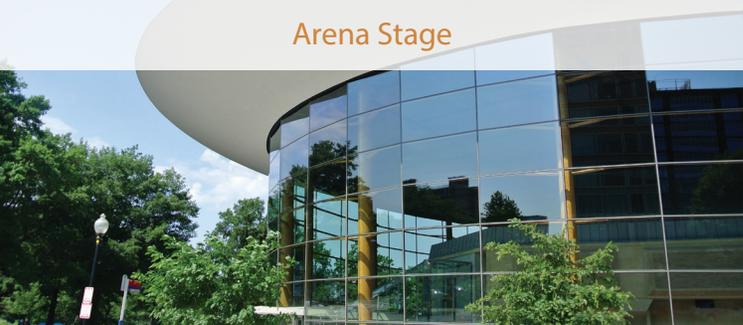
1 Renovated Elementary School

Van Ness Elementary | Under Construction | \$15 million |
1150 5th SE

1 New Bridge

S. Capitol St Bridge | Planned | \$500 million

Arena Stage



Walmart at 1st and Hst NW



DC United Stadium



Ward 6 Development

Major Projects

- 1 DC United Soccer Stadium at Buzzard Point:** In September 2013, the city and the developer Akridge signed a letter of intent for a land swap to clear the way for a D.C. United soccer stadium on Buzzard Point. DC United plans to build an approximately 25,000 seat stadium to serve not only DC United but potentially other sporting and entertainment events. The soccer stadium would activate the Buzzard Point area starting with an adjacent hotel and retail use. The City is currently in negotiations with DC United regarding the details of this land acquisition and swap. DC United is committed to encouraging transit use and bicycle access for fans. (Planned)
- 2 Southwest Waterfront / The Wharf:** A mixed-use neighborhood with approximately 1,000 housing 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. Completion of Phase 1 no earlier than 2015. (Under Construction)
- 3 Walmart at 1st and H Streets NW:** The first of the DC Walmarts opened ahead of schedule in Nov 2013. The store is approximately 76,000 sq. ft. with an additional 10,000 sq. ft. of retail. Above the Walmart will be 303 residential units with 26 of the units set aside as affordable. The site includes underground parking for cars and bikes.
- 4 3rd and M Streets SW:** New residential towers proposed with approximately 404 units spread across three buildings, underground parking, and low rise residential building. Less than 5k sq. ft. of retail on three corners. This Planned Unit Development was approved in January 2014.
- 5 12 Twelve:** A new vertically mixed use development located at the Navy Yard. The project includes a ground floor Harris Teeter, Vida Fitness, pet hospital, and 218 apartment units. (Complete Summer)
- 6 800 NJ:** This vertically mixed use development will include a Whole Foods and 336 apartments. The developer WC Smith expects completion in the fourth quarter of 2016.(Under Construction)

