

Development Summary

January 2015

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 Neighborhood Small Area Plan*

This small area plan is a framework to shape the future of the neighborhood over the next five to ten years. It is a community based framework to enhance parks, pedestrian and street connections, bolster retail, integrate community amenities, enhance transportation choices and accommodate and guide the direction of future growth in the community. This small area plan aims to provide residents and property owners with assurances of what future development may look like, including recommendations to preserve and enhance existing assets and ensure that Southwest retains social and economic diversity. The draft plan includes guidance on future reuse of District properties, Design Guidelines for future development, redesign of Lansburgh Park and construction of a new Southwest Library. The Draft Plan was issued on November 21, 2014 for public comment. A Mayor's Hearing will be held on January 28th. (Underway)

• *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, such 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. (Underway)

• *Maryland Avenue SW Plan*

This small area plan was initiated in February 2011 to study the feasibility of reconstructing a major missing link in the L'Enfant street grid, Maryland Avenue SW and creating a more diverse land use mix in the heart of the Southwest Rectangle, between the National Mall and Southwest Waterfront. The plan identifies the redevelopment opportunities, open space improvements, zoning tools, and the next steps necessary to achieve a vibrant residential mixed use corridor called for in the Comprehensive Plan.

Select Capital Investments

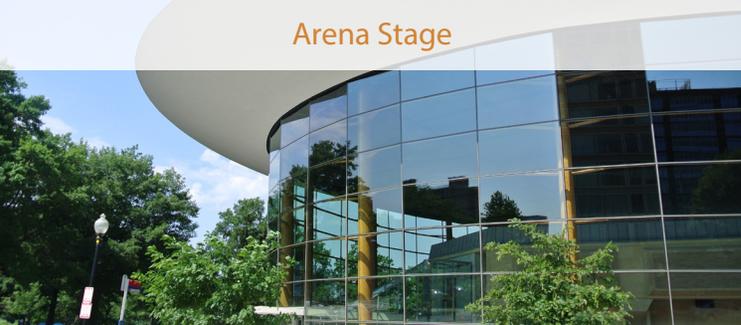
1 Renovated Elementary School

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 to clear the way for a DC 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. In December 2014, DC Council approved legislation for the soccer stadium to move forward. Regular season play is anticipated by 2017. 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)
- 3 800 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)
- 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. (Under Construction)
- 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. (Completed Summer 2014)
- 6 Walmart at 1st and H Streets NW:** The first of the DC Walmarks opened ahead of schedule in Nov 2013. The store is approximately 76,000 sq feet 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. (Completed)

