



Ward 3 Development Summary

Fall-Winter 2011

The Ward 3 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 3. It does not reflect all development activity within Ward 3. The information included in this document was compiled from various sources. Please contact the appropriate developer, property owner, or government agency for the most up to date information regarding the project. For additional information on development activity in the Ward, please utilize the Development Search function on the Washington DC Economic Partnership website: www.wdcep.com or contact your Ward Planner, Andrea Limauro at (202) 442-7605 and andrea.limauro@dc.gov.

University & Campus Planning

It seems like 2011 was the year of University campus planning and construction in DC with, amongst others, American University (AU) and the University of the District of Columbia (UDC) working to get their 10-year campus plans approved by Zoning Commission (ZC). While at the time of writing AU's campus plan is still in the application and review process, UDC's plan was approved by Zoning Commission on June 27th, 2011.

UDC's plan is full of firsts! The plan is in fact the University's first ever to be approved by ZC. It includes plans to construct the University's first student center: a LEED Platinum certified building at the corner of Van Ness and Connecticut Ave. NW. The plan also includes building the university's first on-campus student housing. The Student Center facility is anticipated to be a hub of student activity and to provide resources for the local community.



UDC's Student Center plan includes green roofs and a landscaped plaza to retain stormwater (image credit: Cannon Design; Lee and Associates inc.; Marshall/Moya Design)

The Student Center will contain a mix of uses, including a welcome center, a ballroom, space for student government and activity offices, assembly space for university programs, and spaces for student leisure and socializing. It will also contain restaurants intended to cater to students, residents and visitors alike.

Learn more about this project at:

http://udc.edu/facilities/master_plan.htm



Rendering of UDC's Student Center looking south on Connecticut Avenue, NW (image credit: Cannon Design; Lee and Associates inc.; Marshall/Moya Design)

Public Investment

Glover Park Roadway Infrastructure Improvement: As a result of OP's 2006 Glover Park Commercial District Analysis, DDOT undertook a Glover Park Transportation Study which it completed in 2009. Consequently, DDOT is gearing up to implement a \$3 million roadway improvement project in Fall of 2011 along Wisconsin Avenue that will include the widening of sidewalks, new streetlights and traffic lights, a painted median and new tree-boxes and trees.

Office of Planning Initiatives

Van Ness-UDC Commercial Corridor Enhancement Study: In July 2010, the Metropolitan Washington Council of Government awarded OP one of eight technical assistance grants for funding an exploratory study of the commercial corridor of Connecticut Avenue between Tilden and Albemarle streets NW.



Rendering of the envisioned “greener” Connecticut Ave and Veazy Street intersection (image credit: Rhodeside & Harwell architects)

OP proposed to study the potential for Low Impact Development and other short-term solutions to enhance the pedestrian experience along the commercial corridor, promote mobility, and improve water quality in the area creeks. For the study, OP retained Rhodeside & Harwell Planners and Landscape Architects. Following three community meetings with residents, ANC, property owners and UDC staff and students, OP released the study on June 2011.

To view the study click <http://tinyurl.com/3pzooow9>

OP releases ASAP report tracking progress in Glover Park: in 2006 OP engaged HNTB Corporation to study retail, public realm, mobility and parking improvement strategies for the Glover Park Commercial District along Wisconsin Avenue. 5 years later OP released a report to track public and private progress in implementing the plan. The report shows how the District has invested about \$5 million in upgrades for the Guy Mason park, \$90,000 for 2 bikeshare stations, \$130,000 in new meters and is gearing up to start a \$3 million streetscape overhaul for the Avenue. During the same time the private sector has also kept on investing in the neighborhood by opening more than 10 new restaurants and other stores.

To view the report go to: <http://tinyurl.com/3aqqdru>

DC Neighborhood Sustainability Indicators Project (NSIP) Pilot: NSIP is a community planning program launched by the DC Office of Planning (OP) in 2009 and piloted in the Forest Hills and North Cleveland Park neighborhoods of DC. Through the NSIP Pilot process the community created a roadmap with goals, targets, strategies and indicators to making their community more sustainable.

A year after the end of the planning process the community is in full implementation mode taking the lead in creating activities to advance sustainability in NW DC.

On September 24th 2011, the community, through the NSIP Committee, has fully organized the third annual Expo and rebranded it the “Green Living Expo DC”. The Expo was a great success and the largest to date with 53 exhibitors, 3 musical bands, a farmers market, free workshops, eco bike tours and hundreds of attendees.

However, the recurring annual Green Living Expo is only the first of many actions that the NSIP Committee is committed to realize! Volunteers are organizing an energy cooperative, environmental campaigns and community-private sector partnerships to advance sustainability in NW DC.



A picture of members of the NSIP Pilot Committee celebrating the successful completion of the 2010 (by Dominique Cahn).

For more information on NSIP and how you can participate, contact Andrea Limauro at 202 442 7605 or visit www.sustainable-dc.com



Government of the District of Columbia
Vincent C. Gray, Mayor

