



## Ward 1 Development Summary

Fall-Winter 2011

The Ward 1 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 1. It does not reflect all development activity within Ward 1. 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](http://www.wdcep.com) or contact your Ward Planner, Tarek Bolden at 202.442.7600 or Tarek.Bolden@dc.gov.

### Mixed Use/ Commercial Development

**14W** (1325 W Street, NW)- Perseus Realty and the YMCA of Metropolitan Washington are building a new mixed-use facility at the corner of 14th & W Streets, NW. The project will feature a new, state-of-the-art 46,000 sq. ft. YMCA athletic facility, with child care and community meeting space, and 231 rental units. The 14th Street façade of the building will anchor 12,200 sq. ft. of retail space. The developers will restore and preserve the facades and portions of the historic townhomes for incorporation into the new construction. This project has begun construction and is scheduled to be completed by late 2012.



14W

Images provided by: WDCEP

**Progression Place** (1805 7<sup>th</sup> Street, NW)- The 307,000 sq. ft. mixed-use project will contain 98,000 sq. ft. of office space, 19,200 sq. ft. of retail space, 205 apartments with underground parking. The project will include renovation of the historic structures along 7<sup>th</sup> Street and will reactivate them with retail. The United Negro College Fund will purchase a 50,000 sq. ft. office condo within the building including street level office space. This project is under construction and is scheduled for completion in mid 2012.



The Avenue

Images provided by: WDCEP

**The Avenue** (3510-3512 Georgia Avenue, NW)- The Avenue is the first phase of the Park Morton redevelopment and will offer 83 affordable apartments, 2,600 sq. ft. of retail space and a 29 space below-grade parking garage. The Park Morton redevelopment initiative's goal is to transform the existing public housing site into a mixed-income, mixed-use community. The Avenue has begun construction and is scheduled to be completed in early 2013.



- Washington Globe Lighting
- Replace Trees with mature shading trees
- Designated Parallel Parking areas
- Granite Curb and Brick Gutter
- Wider Exposed Aggregate Sidewalks provide greater usable walking space

18<sup>th</sup> Street Streetscape Project



Sherman Avenue Streetscape Project

Images provided by: DDOT

## Public Investment

**Adams Morgan Streetscape Project** – (18th St NW between Florida Avenue and Columbia Road in Adams Morgan)

The Adams Morgan Streetscape Project includes the 18th Street corridor from Florida Avenue to Columbia Road in Adams Morgan. This project is the result of several years of planning, preliminary engineering, and public outreach focused on pedestrian, transportation, and landscaping improvements. The goal of the project is to provide transportation, pedestrian, and bicycle safety improvements as well as streetscape enhancements to the 18th Street corridor in the Adams Morgan neighborhood while minimizing impacts to local residents and businesses along the corridor.

**Sherman Avenue Streetscape Project** – (Sherman Avenue, NE between Park Road and Florida Avenue)  
The objective of this streetscape investment is to make Sherman Avenue feel more residential rather than a commuter route by reducing vehicular lanes to one in each direction, improve pedestrian safety by widening the sidewalks to make them ADA compliant, and make Sherman Avenue more attractive by planting trees and shrubs along the corridor, upgrading street lights and upgrading traffic signals. DDOT will also completely reconstruct the roadway, upgrade the DC Water pipes and improve the drainage system along Sherman Avenue. For more information please visit: [ddot.dc.gov](http://ddot.dc.gov)

## Office of Planning Initiatives

**Central 14<sup>th</sup> Street Retail Action Strategy** - The Retail Action Strategy examines ways to strengthen the city’s retail base at both the citywide and local scale, to promote vibrant commercial districts with a broad range of retail businesses in all neighborhoods, and to create expanded opportunities for small and local retailers. The Central 14<sup>th</sup> study assessed the area along 14th Street from Park Road north to Taylor Street; Park Road from 14th Street to 16th Street, NW. For more information: <http://planning.dc.gov>

**OP releases ASAP report tracking progress for the DUKE and Georgia Avenue Petworth Corridor Small Area Plans:**

**DUKE ASAP Report:** *In the five years since the plan’s adoption the U street – Cardozo/Shaw area has seen a boom of development activity with reinvestment in private businesses along U Street, District led capital improvement projects (i.e. Shaw Library) and public-private partnerships catalyzing historic spaces and places. Current development projects will further enhance the planning area and further jumpstart economic activity north along Georgia Avenue and south down 7th Street.*

**Georgia Avenue- Petworth Corridor Plan ASAP Report:** *The Georgia Avenue Petworth Corridor has seen a great deal of transformation around the Metro station and a number of developments at the opportunity sites in the northern section of the corridor. The momentum to the development is flowing southward down the corridor and may soon mesh with the U Street Area projects creeping northward to reinvent this corridor as a whole.*

An overview of the status of the plan implementation can be viewed at <http://planning.dc.gov>



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

