



## Ward 2 Development Summary

### Fall-Winter 2011

The Ward 2 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 2. It does not reflect all development activity within Ward 2. 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, Joyce Tsepas at (202) 535-1556 and [joyce.tsepas@dc.gov](mailto:joyce.tsepas@dc.gov).

### Major Development

**City Center DC (9<sup>th</sup> Street & H Street, NW), under construction:** The massive construction site between 9th and 11th Streets in downtown, at the former Convention Center site, is slated to become the center of new activity in the District with 185,000 square feet of retail, 458 rental apartments, 216 condos and 520,000 square feet of office space to be completed as part of Phase 1 by 2014.



Image Credit: DCSocialite.com

**Convention Center Headquarters Hotel (9<sup>th</sup> Street & Massachusetts Avenue, NW), under construction:** Convention Center Headquarters Hotel broke ground in 2010 and is expected to be completed by 2013 with 1,175 hotel rooms and commercial use. The total project cost is \$515 million.



Image Credit: Hensel-Phelps Construction Company

**Square 54 (Washington Circle, NW), complete:** The Avenue, also known as Square 54, is the newly completed \$250-million, mixed-use project on 2.6 acres of George Washington University-owned land where the old GW Hospital once stood. It incorporates 80,000 square feet of retail space including Whole Foods, Sweetgreen, Circa and Roti. Residential units at The Avenue are ready to be occupied as well, and to date nearly half of the 335 units have been leased.

### Public Realm Enhancement Projects

**Urban Forest Project DC, complete:** A series of 100 street banners designed with images to depict visual statements about environmental sustainability were installed on prominent city light poles throughout downtown Washington, DC in May of 2011. The banners are part of the Urban Forest Project a global public arts and environmental initiative.

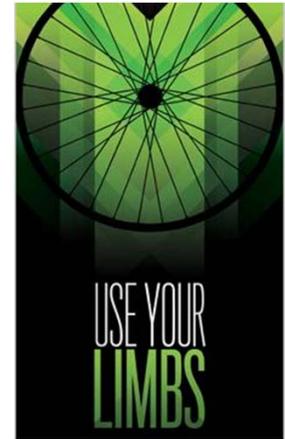


Image Credit: Allen Hopper

This program was adapted to raise public awareness about greening and tree planting initiatives in DC. It was sponsored by the District Department of Transportation (DDOT), in collaboration with the Corcoran College of Art and Design, AIGA DC and the Downtown DC Business Improvement District.

## Current Planning Initiatives

**Maryland Avenue SW Plan:** The DC Office of Planning, in partnership with the National Capital Planning Commission (NCPC) as part of the Southwest Ecodistrict Initiative, is conducting the Maryland Avenue SW Plan planning process and engaging local government agency representatives, land owners, office workers, nearby neighbors, and transit and railway operators. The Plan identifies the viability of Maryland Avenue SW to be decked and designed as a lively mixed-use and sustainable boulevard with strong connectivity above the CSX railway corridor between 9<sup>th</sup> and 12<sup>th</sup> Streets, SW. A draft report with recommendations will be available for public comment in Fall 2011. More information can be found at [www.planning.dc.gov](http://www.planning.dc.gov).

*Note: After citywide redistricting, the Maryland Avenue SW Plan study area is now in Ward 6.*



Image Credit: AECOM

**DowntownDC ecoDistrict:** The DowntownDC BID launched the DowntownDC ecoDistrict in April 2011. As a result, the BID made a commitment to organize major property owners within its area to take collective action to reduce the BID's carbon footprint and consumption of resources.



The DowntownDC ecoDistrict encompasses the entire DowntownDC BID area –comprising 68 million square feet of office space, more than a dozen major civic and cultural institutions and approximately 6,000 residences. This geography represents a significant market for energy and water consumption, solid waste generation and transportation needs. More information can be found at [www.downtowndc.org](http://www.downtowndc.org).

## Planning Initiatives

The DC Office of Planning has drafted a series of aSAP (After Small Area Plan) reports to highlight the progress made in planning areas and assess implementation efforts in adopted Plans that were completed over 5 years ago. Please visit [www.planning.dc.gov](http://www.planning.dc.gov) to review aSAP progress reports!

**Convention Center Area Strategic Development Plan (CCASPD) aSAP:** Building off of and reinforcing the goals of previous plans, the CCASPD helps the District and community guide private and public investment to realize several key objectives, including: strengthening neighborhood businesses, generating quality housing, and improving the public realm.

The CCASPD aSAP reports the progress made since the adoption of the Plan in 2006. Out of the 32 recommendations in the Plan, 24 have been initiated or completed. The aSAP highlights a selection of implementation projects. Over \$1 billion in public and private funding has been invested in the study area since plan completion, which includes built and un-built projects.

**DUKE: Framework for a Cultural Destination for Greater Shaw/U Street aSAP:** The Duke plan outlines specific development and land use targets between the Shaw-Howard University and U Street/African-American Civil War Memorial/Cardozo metro stations. The plan provides guidance on public policy decision-making on affordable housing needs, local business development, existing and new cultural facilities and programming, quality public realm investments, transportation and traffic, zoning and local resident participation.

It is clear to residents and visitors alike that many subareas in the DUKE plan are buzzing with activity due to the implementation of major recommendations in the five years since the plan's adoption in 2005. The aSAP report documents this success. One of the major changes to highlight is population growth –in 2000, the census stated that the planning area had about 11,000 residents, and according to the 2010 Census population has more than doubled to about 23,000 residents.



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

