



*Mayor Vincent C. Gray*

*Deputy Mayor Victor L. Hoskins*

1

# ECONOMIC DEVELOPMENT ROUNDTABLE WARD 7

*Deputy Mayor for Planning and Economic Development*

January 11, 2012

# Agenda

2

- Development Across City
- Projects in Ward 7
- Business Development Update
- Workforce Development Update

# Overall Summary

3

- The District of Columbia is brimming with new construction, including 14 major projects currently under construction. There are currently \$2.14 billion worth of District-affiliated projects under construction, creating over 3,350 temporary construction jobs and almost 6,000 permanent jobs. They include massive private-sector-funded projects that were long stalled or tied up in red tape – such as the CityCenter project on the site of the old Convention Center and the CityMarket at O project.
- When complete, they will grow our economy, create jobs and bring in tens of millions of dollars in additional revenues to the District through sales taxes, property taxes as well as income taxes for new residents whom they will attract.
- Additional major development projects are in the pipeline for construction: Through the Gray Administration's hard work, the District is on track to leverage \$11 billion in private-sector investment that will create tens of thousands of new construction and permanent jobs over the next three to five years. Some of these include: Southwest Waterfront, Hine Junior High School, West End Development, Skyland, St. Elizabeths East Campus, M.M. Washington High School, Walter Reed, Shops at Dakota Crossing, 4800 Nannie Hellen Burroughs Avenue NE and Fifth and Eye Streets NW.

# Major Projects Under Construction Across City

4

## MAJOR PROJECTS UNDER CONSTRUCTION

Project	Ward	Status	Milestones
NCI-Lincoln Heights-'Eden Place – Phase 1' (Eastern/Dix)	Ward 7	Under Construction	Groundbreaking: January 2011 Estimated completion date: Summer 2013
NCI-Barry Farm-Sheridan Station	Ward 8	Construction Complete	Ribbon Cutting: December 2011
NCI-Barry Farm - Matthews Memorial Terrace	Ward 8	Construction Complete	Ribbon Cutting: February 2012
Howard Theatre	Ward 1	Construction Complete	Groundbreaking: Fall 2010 Estimated completion date: April 2012
Progression Place	Ward 1	Under Construction	Groundbreaking: December 2010 Estimated completion date: Fall 2012
NCI –Park Morton-'The Avenue'	Ward 1	Under Construction	Groundbreaking: January 2011 Estimated completion date: Early 2013
City Center – Parcel A	Ward 2	Under Construction	Groundbreaking: Spring 2011 Estimated completion date: Fall 2013
Rhode Island Station	Ward 5	Under Construction	Groundbreaking: May 2010 Estimated completion date: Spring 2012
NCI-Northwest One-2 M Street	Ward 6	Under Construction	Groundbreaking: Summer 2011 Estimated completion date: Summer 2013
Giant (H Street NE)	Ward 6	Under Construction	Groundbreaking by developer: Summer 2011 Estimated completion date: 2013
Convention Center Hotel	Ward 6	Under Construction	Groundbreaking by developer: Fall 2010 Estimated completion date: Spring 2014

# Major Projects With Upcoming Milestones Across City

5

## MAJOR PROJECTS WITH UPCOMING MILESTONES

Project	Ward	Status	Milestones
Minnesota & Benning	Ward 7	LDA Execution by Late 2011	Groundbreaking: Summer 2012 Estimated completion date: 2014
The Nannie Helen (4800 blk of NHB, NE)	Ward 7	Closed December 2011	Groundbreaking: Q1 2012 Estimated completion date: 2014
NCI-Barry Farm- Recreation Center	Ward 8	Funding Allocated Currently under design	Groundbreaking: Fall 2012
West End Parcels	Ward 2	PUD hearing in Winter 2011/2012	Groundbreaking: Early 2013 Estimated completion date: 2015
Shops at Dakota Crossing	Ward 5	Submitting for permits early 2012	Groundbreaking: Q2 2012 Estimated completion date: 2014
O Street Market	Ward 6	District TIF Bond closed November 2011. Project under construction	Groundbreaking: Winter 2011 Estimated completion date: Late 2014
801 New Jersey Ave (Ward 6 Walmart)	Ward 6	Submitting for permits Late 2011	Groundbreaking: Early Q1 2012 Estimated completion date: 2014

# New Communities – Lincoln Heights – Eden Place

6



## Status:

- **Eden Place (pictured) is currently under construction and 63 units of newly constructed townhomes are to be delivered.**
- **Of the 63 units, 12 units will be set aside as homeownership opportunities for families currently living in Lincoln Heights & Richardson Dwellings**

## Milestones:

- **Eden Place (Phase I) Ribbon Cutting: Early 2012**

## Benefits

- **First homeownership opportunity for Lincoln Heights residents**

# New Communities – Lincoln Heights – 4800 NHB

7

## Status:

- Closed financing in December 2011
- Groundbreaking in February 2012

## Description

- 70 units for families earning up to 60% of AMI
- 23 units reserved for Lincoln Heights/Richardson Dwellings families at or below 30% of AMI
- 40 parking slots
- 2,800 square feet of retail
- 4,800 square feet of office

## Benefits

- First sizable replacement unit project in support of Lincoln Heights



THE NANNIE HELEN AT 4800

# Skyland Town Center

8

Proposed Development Plan for Skyland



## Status/Milestones:

- Land is owned by DC government
- Resolution of remaining litigation issues anticipated in 2012
- Remaining tenants are being processed for relocation
- Anticipated conveyance of site to development team in 2013

## Development Program:

- Redevelopment of a long neglected community asset – 325,000 sf of retail, and 468 units of mixed-income housing

## Benefits:

- Will create over 2,000 temporary and permanent jobs
- Upon stabilization, project represents over \$100 million in tax revenues over 10 years

# Skyland – DC CHEW

Community • Harvest • Education • Ward 7

9

- DMPED introduced DC CHEW to Skyland in Dec 2011
- Approximately a dozen vendors participated and hundreds of District residents in attendance
- Due to success of the pilot markets in December, DMPED will launch 30+ Saturday markets at Skyland starting in April 2012



# Skyland

## Next Step: Selected Demolition

10



# Capitol Gateway

11



## Development Program:

- 128,000 sf big-box retailer
- 15,900 sf inline retail
- 7,250 sf wellness center
- 8,000 sf restaurant pad

## Status/Milestones:

- PUD submittal: Q1 2012
- PUD approval: by Q1 2013
- Project groundbreaking: Q3 2013
- Big-box opening: Q2 2014

## Benefits:

- Critical retail gateway project to prevent retail sales leakage and capture sales from Maryland
- Creates sit down dining opportunities
- Represents 300-400 permanent jobs upon completion
- Anticipated hiring by big-box retailer in 4Q 2013

# Minnesota-Benning Project – ‘Park 7’

12



## **Development Program:**

- Mixed use development including 376 residential units and over 20,000 sf of retail

## **Status/Milestones:**

- Council approved alley closing in Q4 2011
- Financial closing (Bank of America & DCHFA): Q2 2012
- Construction to begin immediately after closing

## **Benefits:**

- Transit oriented development with close proximity to Minnesota Ave metro and future streetcar
- Creates sit-down eating dining opportunities
- Project represents over 250 temporary construction-related jobs and approximately 150-200 permanent, retail/property management jobs

# Business Development – Tours of Restaurant Sites East of the River

13



These tours are the first in at least five years to introduce restauranteurs to Ward 7 and Ward 8 neighborhoods

## Ward 7 and 8 Restaurant Tour

Two bus tours of Ward 7 (September 2011) and Ward 8 (January 2012) have brought restauranteurs and brokers to sites such as:

- Skyland
- DOES Headquarters
- Capital Gateway
- Saint Elizabeths
- Congress Heights Metro
- MLK and W, SE
- Penn Branch

# Ward 7 Restaurant Tour Success

14



## DOES Retail Space (4,500 sf)

- Two restaurant operators chosen to fill vacant space after Ward 7 restaurant tour
- Cohn's Hospitality and Management Academy with a café and job training program
- Job training program would work to train 15-19 year old DCPS students to manage restaurants and work closely with DOES to employ once training is complete
- Eclectic Café concept from former owners of East River Bagel

# Penn Branch Shopping Center

15



## Status/Milestones:

- Shopping center is privately owned and managed, however, DC government leases space in a portion of center

## Benefits:

- Redevelopment of a long neglected community shopping center
- Important community amenities as potential tenants including sit down restaurant

# Business Development – Catalyzing Growth in the Tech Sector

16

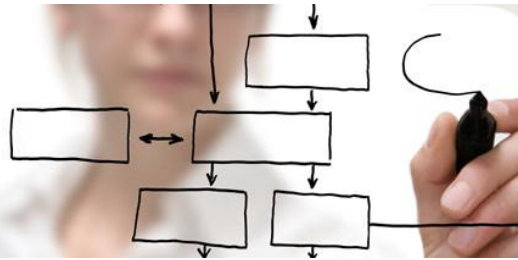
## Microsoft | Innovation Center

### HELPING

entrepreneurs build skills,  
solutions and business

### CONNECTING

academia, governments and  
organizations



- DMPED is in discussions with Microsoft to open an Innovation Center at St. Elizabeths
- The Innovation Center at St. Elizabeths would be Microsoft's first Innovation Center in the United States
- A Microsoft Innovation Center could provide training opportunities for local residents and small businesses, as well as education classes

Employment in DC's tech sector is up 50% in the last decade and has grown during the current recession

# Linking Business Development with Workforce Development

17



- One City One Hire has received commitments from over 350 businesses who have hired over 1,400 unemployed District residents. DOES data suggests that Ward 7 represents over 20% of all job placements.
  - A second phase of the One City One Hire initiative is now connecting with thousands of disconnected, unemployed District residents and getting them registered at DOES
- DMPED has partnered with Council and District leaders to create the Workforce Intermediary Task Force
  - The Task Force will make recommendations to Council this winter