Development Actions Around the Navy Yard and SEFC

Prepared by DC Office of Planning - 24 January 2001

Note: Actions are either completed, under construction or have obtained all necessary permits to proceed into construction. Actions are keyed into Tour Route diagram by number.

North of M Street

1. 2nd Street SE / I St - Former Washington Post Printing Plant
   - Adaptive reuse of 480,000sf former printing facility into use as data hotel. Completion Spring 2001.

2. 3rd Street SE / G St – Results Gym
   - Adaptive reuse of 25,000sf former school building into use as private health club. Completion Summer 2001.

3. 7th Street SE / L St - US Marine Barracks Annex
   - New construction of 300-bed 120,000sf single officer quarters and 45,000sf Marine Band building including parking and ball fields. Completion 2002.

4. Southeast Freeway Access Improvements - DC-DPW
   - Reconfiguration of access ramps to elevated freeway. Completion 2002.

5. 8th Street SE - Barracks Row Main Street Project
   - Partnership to rebuild street, streetscape (DC-DPW) combined with building façade preservation (National Trust for Historic Preservation) from Pennsylvania Avenue to M Street. Completion 2002.

Along M Street

6. M Street SE Street Reconstruction – DC-DPW
   - Street reconstruction and streetscape improvements of M Street SE. Phase 1 and 2 complete (South Capitol to Navy Yard). Phase 3 completion (Navy Yard to Water Street) 2002.

7. 1201 M Street SE - Washington Gas / Lincoln Properties
   - New construction of 180,000sf office building. Completion Fall 2001. First building of five building master plan located at terminus of M Street on Anacostia River.

8. 1200 M Street SE - Anacostia Community Rowing Center
   - Adaptive reuse of DC-DPW warehouse for use by non-profit rowing organization. Completion Spring 2001.

9. 300 M Street SE - Potomac Investments
   - New construction of 282,000sf office building. Completion Spring 2001.

10. 80 M Street SE - Spaulding and Slye
    - New construction of 273,000sf office building with 2000 sf fitness and 5000 sf café. Completion Spring 2001.

South of M Street (Buzzard Point)

11. 2 Water Street SW - Mathew Henson Center
    - Adaptive reuse of Pepco pump house by National Geographic Society and Earth Conservation Corps for use as nature study center. Completion Fall 2000.

12. 1st Street SE / Potomac - Earth Conservation Corps
    - Adaptive reuse of Capitol pump house into facility for non-profit Earth Conservation Corps. Completed 1999.

13. 1st Street SE Street Reconstruction – DC-DPW
    - Reconstruction of street between N and P by DC-DPW. Completion Spring 2001.

ZONING COMMISSION
CASE NO. 16661
EXHIBIT NO. 31
Board of Zoning Adjustment
District of Columbia
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