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Proposed Land Use and Densities

Residential development in the Near Southeast is currently confined to the 706 units in the HOPE VI development area and a scattered few additional units throughout the project area (totaling less than 20 overall). The Near Southeast Framework sets forth a vision for comprehensive neighborhood development that includes a significant increase in residential density throughout the project area.

This residential development will be coupled with community-friendly retail, including grocery stores, eating establishments, and other neighborhood amenities, which will support the residential community as well as the growing office community in the Near Southeast.

The total number of residential units in the Framework is over 5,000- a considerable increase to the 860 units that currently exist in the Study Area. There will be up to 750,000 square feet of retail, based on the growing needs of the residential and office population in the Near Southeast.

Office development will continue at a rapid pace, and in the Framework vision total commercial space will reach over 16 million square feet. With attention to the design, density, and use guidelines laid out in the Framework, this office growth will be incorporated into the fabric of highly mixed-use neighborhood. The M Street Corridor will continue to grow as a commercial center as office development spreads along this artery, and ground-floor retail extends M Street activity past the end of the work-day.

TABLE A.2
Proposed Land Use and Densities

note: land areas are approximate

Neighborhood Sub-Area	Primary Land Use	Land Area (Acres)	Parcel Area (Acres)	Street Area (Acres)	Open Space Area (Acres)	Residential Units	Number of Residents	Office Area (SF)	Number of Employees	Commercial/ Retail Area (SF)
South Capitol Gateway	mixed-use	85	34	41	10	600	1,310	8,000,000	45,700	160,000
Canal Blocks	mixed-use	23	9	11	3	1,600	3,520	2,000,000	11,400	100,000
Capper / Carrollsburg HOPE VI	residential / mixed-use	33	10	21	2	1,150	2,530	600,000	3,400	60,000
U.S. Marine Barracks	residential	15	6	6	3	230	510	0	0	0
8th Street Historic District	mixed commercial	19	6	9	4	5	10	0	0	50,000
East M Street	office / civic	58	11	27	20	0	0	700,000	4,000	30,000
Washington Navy Yard	office	76	70	0	6	10	20	1,800,000	10,800	0
Southeast Federal Center	mixed-use	55	26	21	8	1,000	2,200	3,700,000	21,200	350,000
WASA	mixed-use	14	4	6	4	500	1,100	0	0	0
TOTAL		**378**	**176**	**142**	**60**	**5,095**	**11,200**	**16,800,000**	**96,500**	**750,000**

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District of Columbia
CASE NO.03-06
EXHIBIT NO.5A2

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Appendix B: Current Projects and Initiatives

Overview

Added together, the large number of development projects currently proposed, under construction, or recently completed in the Near Southeast represents a dramatic degree of change for the neighborhood. At least 40% of the land area is currently subject to redevelopment. This vast scale of revitalization has been spurred by several coincident public actions, including the Washington Navy Yard reinvestment, which has attracted private office development to the M Street corridor, the Southeast Federal Center Public-Private Redevelopment Act, and the Capper-Carrollsburg HOPE VI grant. Along with numerous smaller projects, these actions have made the neighborhood tremendously attractive for an influx of new public and private investment.

The Near Southeast Urban Design Framework addresses the need to create a comprehensive vision to integrate these diverse projects. Previously, each redevelopment project had been conceived in isolation, within the constraints of its site or project area. The Framework establishes an integrated vision for the neighborhood as a whole, leveraging individual investments and public space improvements for the creation of strong and attractive waterfront neighborhood.

As can be seen in Table B1, public and private investment in development projects in the Near Southeast totals over one billion dollars, and is directly and indirectly linked to the proposed construction of over 3,000 new residential units and the employment of over 15,000 people.

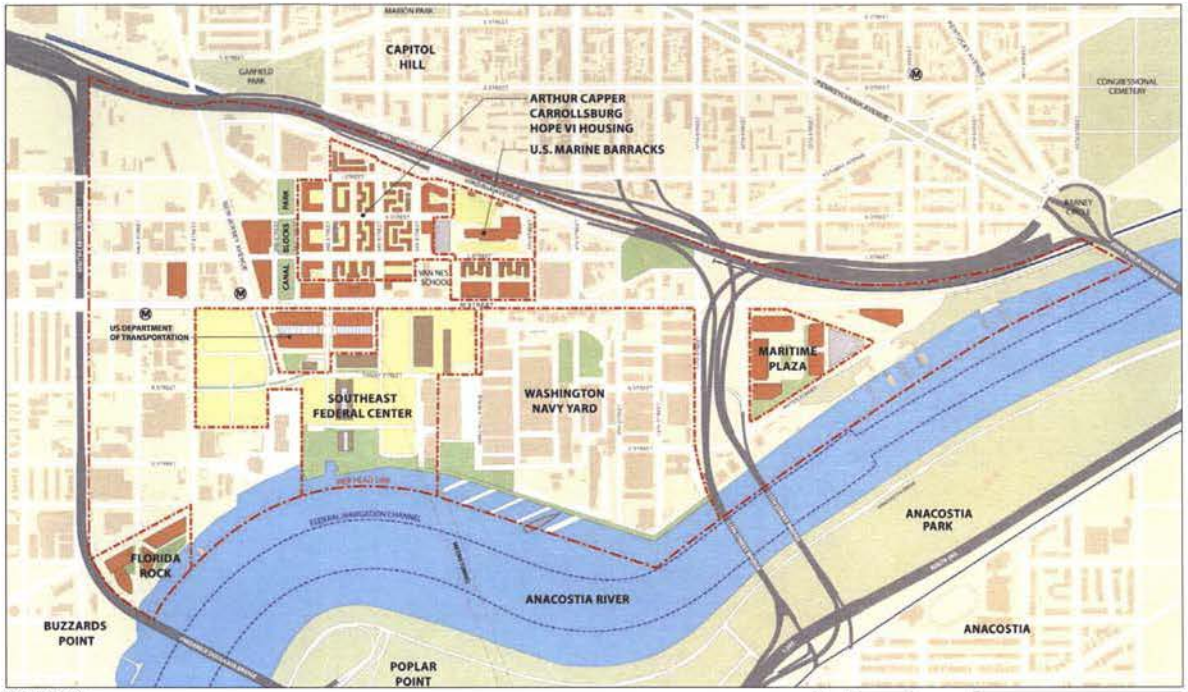


FIGURE 7.B1
Current Projects Plan (projects shown as currently proposed)



FIGURE 7.B2
US Marine Barracks



FIGURE 7.B3
Florida Rock Mixed-Use Development

LEGEND
Current Projects Plan

- Existing Buildings
- Current Projects
- Proposed Garage
- Proposed Parcels
- Proposed Open Space
- Project Boundaries
- Study Area Boundary

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TABLE B.1
Summary of Current Development Projects

	Project	Planning Focus Area	Private Investment	District Investment	Federal Investment	Description	Contribution to Near SE	Status
Public	**Washington Navy Yard Reinvestment**	Washington Navy Yard	$0	$0	$400,000,000	Restoration of historic structures; consolidating Navy operations in SE	5,000 new employees	Occupied
Public	**SEFC Site Clean up**	Southeast Federal Center	$0	$0	$30,000,000	Site remediation to prepare for development	Preparation for SEFC Build Out	Underway
Public	**Arthur Capper-Carrollsburg Hope VI**	Hope VI	$365,000,000	$28,000,000	$35,000,000	New mixed-income housing	1,500 residential units, 75,000 SF retail	Planned
Public	**SEFC Build Out**	Southeast Federal Center				Construction of 15,000SF Park Boathouse	1,000-2,000 residential units; 5-10,000 new employees	Proposed
Public	**Marine Barracks**	Marine Barracks	$0	$0	$35,000,000	Housing for 322 Marines and recreation fields	200 Marine units,Public space	Construction
Public	**US-DOT Headquarters**	Southeast Federal Center	$400,000,000	$0	$0	1.7 million SF Office Building	7,500 federal employees	Planned
Private	**801 Potomac Avenue**	South Capitol Gateway	$2,200,000	$0	$0	Adaptive Re-use of 35,000 SF office space	180 new employees	Occupied
Private	**OARS Community Boathouse**	East M Street	$0			Construction of 15,000SF Park Boathouse	Public space	Construction
Private	**Federal Gateway**	South Capitol Gateway	$50,000,000	$0	$0	325,000 SF office	1,850 new employees	Construction
Private	**Washington Post Plant**	Canal Blocks		$0	$0	X SF Office	X new employees	Occupied
Private	**Capitol Hill Towers**	South Capitol Gateway	$105,000,000	$0	$0	440,000 SF mixed-use hotel/residential	200 units hotel, 342 units residential	Planned
Private	**Ellen Wilson Housing**	South Capitol Gateway	$20,000,000	$0	$0	150,000 SF single-family residential	134 units	Completed
Private	**Florida Rock**	Buzzard's Point		$0	$0	X SF Office, industrial,residential and hotel	X residential units; X employees	Proposed
Private	**Canal Blocks**	Canal Blocks		$0	$0	X SF Mixed-use surrounding park	X residential units; X employees; public space	Proposed
Private	**100 Jersey Avenue**	South Capitol Gateway		$0	$0	X SF Office building	X employees	Occupied
Private	**140 M Street**	M Street Corridor		$0	$0	X SF Office building	X employees	Occupied
Private	**20 M Street**	M Street Corridor	$17,000,000	$0	$0	200,000 SF office and retail	970 new employees, 20,000 SF retail	Proposed
Private	**80 M Street**	M Street Corridor		$0	$0	250,000 SF Office building	1,400 new employees	Occupied
Private	**250 M Street**	M Street Corridor	$15,000,000	$0	$0	225,000 SF office and retail	970 new employees, 20,000 SF retail	Proposed
Private	**300 M Street**	M Street Corridor	$26,000,000	$0	$0	281,000 SF office and retail	1,400 new employees, 10,000 SF retail	Occupied
Private	**Maritime Plaza Phases I-II**	M Street East	$66,000,000	$0	$0	372,000 SF of Office buildings	1,400 new employees, 10,000 SF retail	Partially occupied
Private	**Stewart Petroleum Site**	M Street East		$0	$0	X SF Mixed-use, predominately residential	X residential units	Proposed
	TOTAL INVESTMENT		**$1,066,200,000**	**$28,000,000**	**$500,000,000**			

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Development Projects

Public and private investment in development projects in the Near Southeast is having a substantial impact on the face of the neighborhood. This time of heightened investment in the Southeast has the potential to add nearly 70,000 new employees to the area and 10,000 new residents. Private investment in the Near Southeast between 1995 and 2010 could total over one billion dollars, an investment which, if properly leveraged and guided by the public sector, will jump-start the growth of a new waterfront mixed-use neighborhood.

The investment of public funds in the Near Southeast goes hand-in-hand with in the infusion of private dollars, and will make the focused growth of a mixed-use neighborhood possible through improvements in infrastructure, enhancement of open spaces, and comprehensive planning processes that acknowledge big-picture and long-term visions for the neighborhood.

Description of Current Projects: Public

- **Washington Navy Yard Reinvestment**
  Funds committed: $400 million
  Over the past 5 years, the Navy has made a significant investment to restore its historic structures and has done so utilizing state-of-the-art sustainable design practices such as low impact development on its waterfront site. By consolidating its operations in the Near Southeast, the Navy has added over 5,000 new employees increasing the Navy Yard's daily population to 10,000 civilian and military personnel.

- **SEFC Public-Private Redevelopment Act**
  Funds Committed: Over $30 million
  Passed by Congress in November 2000, it allows the US General Services Administration (GSA) to develop the Southeast Federal Center (SEFC) site jointly with the private sector. The GSA issued an RFQ in the spring of 2002 and an RFP is due out by the end of 2002. The GSA has completed $30 million in site improvements, including a new sea wall, building demolition and abatement as well as soil remediation, in preparation for site development. The GSA is moving ahead with a goal of bringing the site into compliance with both the Clean Water Act and the Resource Conservation Recovery Act, and completed the construction of the shore line seawall along the SEFC site.

- **Capper-Carrollsburg Hope VI Grant**
  Funds committed: $35 million
  Through the US Department of Housing and Urban Development (HUD) HOPE VI grant, 1,500 housing units will be created in the Near Southeast neighborhood with an unprecedented 1 to 1 replacement of all existing public housing units. This is the highest leveraged HOPE VI in the program's history with a final funding ratio of 9:1, making the total investment over $300M.

- **Marine Barracks Construction**
  Funds committed: $28.6 million
  Scheduled to open in December 2003, the Marine Barracks Annex and Band Support facility is located in the Near Southeast neighborhood. It will house 322 Marines and provide recreation fields that will be open to the community.

- **US-DOT Headquarters Construction**
  Funds committed: $400 million
  The new US Department of Transportation headquarters, to be located at the Southeast Federal Center, includes 1.7 million square feet of office space and will bring an additional 7,500 federal employees to the neighborhood.



FIGURE 7.B4
Washington Navy Yard



FIGURE 7.B5
Capper/Carrollsburg HOPE VI Housing



FIGURE 7.B6
Southeast Federal Center



FIGURE 7.B7
D.O.T Headquarters

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Description of Current Projects: Private

- **Florida Rock, 100 Potomac Street, SE**
  Florida Rock Properties has made an exciting revision to the development program of this important 3-acre site at the foot of South Capitol Street. The development vision totals approximately one million square feet, consisting of two office buildings, a hotel and a residential apartment tower. The site build-out includes the creation of a pedestrian explanade along the river which will become an important link in the Riverwalk, connecting the Southeast Federal Center to the terminus of the South Capitol Street corridor.

- **100 New Jersey Avenue (Capitol Hill Towers)**
  This site is being developed by Valhal Properties as a combination long-stay hotel and residential apartment building. The project will rise to 130'- the maximum allowed under the 1910 Building Height Act. The hotel is to be managed by the Marriot Courtyard organization.

- **80 M Street**
  80 M Street is a seven-story 268,000 square foot office building on the north side of M Street between Half and 1st Streets, completed by Spaulding & Slye in 2001. The location is often referred to as the Tracks site, after the name of a discoteque that formerly occupied the site. It is directly across the street from the Navy Yard Metro station. The building is occupied by Northrup Grumman and other defense and technology companies.

- **140 M Street (Federal Gateway)**
  This 275,000 sf office building is already occupied and was developed by Spaulding & Slye.

- **300 M Street**
  300 M Street is an eight-story 300,000 square foot office building on the northeast corner of 3rd and M Streets that was completed in 2001. Potomac Investment Properties, Inc. leased the entire building to defense contractors before ground was broken. In addition to the office space, the building includes ancillary retail uses on the ground floor.

- **Washington Gas Site (Maritime Plaza)**
  The Maritime Plaza project at the former Washington Gas site includes 200,000 square feet of constructed office space, currently occupied, with an additional 500,000 square feet of office space and a 200-250 room hotel proposed in the next two phases of the project.

- **Stewart Petroleum Site**
  The plans for this site are in the early stages, but may include 300 units of residential development.



FIGURE 7.B8
80 M Street



FIGURE 7.B9
140 M Street



FIGURE 7.B10
300 M Street



FIGURE 7.B11
Maritime Plaza

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Recent Planning Actions and Infrastructure Improvements

Planning Actions

In addition to unprecedented investment in development projects in the Near Southeast, there are a number of planning actions and infrastructure improvements recently completed or proposed in the Study Area. The investment of public funds in streetscape improvements, open space development, and neighborhood planning processes, if done strategically, will support further private development while working towards the Framework vision for the Near Southeast.

Description of Infrastructure Improvements

- **Riverwalk Demonstration Trails**
  Funds committed: $400,000
  The District Department of Transportation (DDOT) has contracted with the Earth Conservation Corps, a non-profit youth service organization, to complete a design/build project of three demonstration trails for the Anacostia Riverwalk and Trail. To be completed by the Spring of 2003, the state-of-the-art , low impact demonstration trails are located at the Matthew Henson Center in Buzzard Point, the Capitol Pumphouse and beneath the 11th Street Bridges.

TABLE B.2
Planning Action and Infrastructure Improvements

Planning / Infrastructure Project	Sub-Area	Investment	Source of Funds	Description	Contribution to Near Southeast	Status
Riverwalk Demonstration Trails	Buzzards Point; WASA; SEFC; Navy Yard; East M Street	$400,000	Federal and District Government (DDOT)	Three demonstration trails for Anacostia Riverwalk	Open space corridor	To be completed spring 2003
WASA Main & O St. Pump Station Rehabilitation	WASA	$58,000,000	District Government (WASA)	Adaptive Re-use of site	Public space	Planning Stage
South Capitol Street Gateway Study	South Capitol Gateway	$500,000	District Government (DDOT, MDOT, DCOP)	Vision plan	Plan for future improvements	Underway
M Street Reconstruction	M Street Corridor	$4,000,000	District Government	Streetscape Improvements	Infrastructure Improvement	Completed
1st Street Reconstruction	South Capitol Gateway	$860,000	District Government	Streetscape Improvements	Infrastructure Improvement	Completed
8th Street SE Reconstruction	8th Street; Washington Navy Yard	$7,600,000	District Government	Streetscape Improvements	Public space	Planned
TOTAL INVESTMENT		**$71,360,000**				



FIGURE 7.B12
Riverwalk at Navy Yard



FIGURE 7.B13
1st Street Reconstruction



FIGURE 7.B14
8th Street Reconstruction



FIGURE 7.B15
WASA

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- **M Street Reconstruction**
  Streetscape improvements are underway on M Street between South Capitol and 11th Streets, which will improve the appearance and amenities of the pedestrian environment. There will be complete reconstruction of the sidewalks; extensive street and decorative tree planting; new lighting that reproduces the single and double District streetlight fixtures from the early twentieth century; as well as DC standard benches, bollards, trash cans, bus shelters and phone booths.

  Sidewalks along M Street will be concrete, and most intersections will be accented with pavers. A special plaza will be constructed on the block between 8th and 9th Streets to re-establish the line of the L'Enfant street that was the first Georgia Avenue, and to create a pedestrian-friendly environment across from the principal entrances to the Navy Yard. In addition to this plaza, other civic amenities will be constructed around the Navy Yard Metro entrances. There will be a small plaza on the southeast corner of M and Half Streets and a larger plaza stretching across both sides of M Street at New Jersey Avenue. This will emphasize the principal entrance to the Southeast Federal Center, and reinforce the plan to visually link the view of the Capitol dome with the termination of New Jersey Avenue at the SEFC Waterfront Park.

- **1st Street SE Reconstruction**
  The District Department of Transportation recently reconstructed first street along the western edge of the Southeast Federal Center at a cost of $850,000.

- **8th Street SE Reconstruction**
  The streetscape improvements for 8th Street, SE include new streetlights (the classic Washington Globe) , new trash receptacles, planting beds, cobblestone alleys and brick sidewalks to unify and upgrade the appearance of the street. There will also be new trees-approximately 85 Chinese elms about every 40 feet. These are very attractive trees and they provide a large, shady canopy. Low impact development is achieved through a continuous five-foot-wide strip beside the curb which will collect most of the surface runoff from the wide sidewalks and create a continuous root zone for new street trees to help promote their growth.

- **WASA Main & O Street Pump Station Rehabilitation**
  DC-WASA will be rehabilitating these sewage lift stations. These historic structures will be restored and mechanical improvements will be made to improve pump operations and to introduce odor control measures. The funding for these projects is already accounted for in DC-WASA's capital improvement plan.

- **Light Rail: The Starter Line**
  An integral part of the AWI includes the potential for incorporating a light rail transit corridor on both the east and west sides of the river with connections to existing Metro stations at Minnesota Avenue, Anacostia, Navy Yard and Waterfront. A Transit Development Study developed by the Washington Metropolitan Area Transit Authority (WMATA) has identified a potential Starter Line that would lead from the Southwest Waterfront to M Street SE, across the Anacostia River to the Anacostia and Minnesota Avenue Stations. It is 7.2 miles long and is estimated to cost $310 million. The Starter Line is consistent with the goals of the AWI and achieves the following:

  - Significantly increases access and mobility east of the Anacostia River;
  - Serves existing development and stimulates new development;
  - Takes advantage of possible rail yard locations;
  - Uses existing railroad corridors for almost half of the initial operating segment.



FIGURE 7.B16
The Starter Line Light Rail



FIGURE 7.B17
The Starter Line Route Map

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- **South Capitol Street Gateway Study**
  The South Capitol Street Gateway and Improvement Study will develop plans for the transformation of the South Capitol Street Corridor into a striking gateway to the nation's capital. The gateway will be redesigned in a way that better serves the District, the region and its visitors. The Study will serve as the framework for future transportation and infrastructure investment in the study area.

  The Study will build on the broad principles that underlie the Anacostia Waterfront Initiative, which include improving public access to the waterfront, providing greater continuity in the waterfront open space system and trail network, encouraging economic revitalization, and respecting the Anacostia River as a central element of the city and region.

  The purpose of this study is to produce plans that accomplish the following:

  - Transform the South Capitol Street Corridor into a significant gateway to the Nation's Capital, one that serves the District, the Region and visitors from the nation and the world.
  - Create a great urban boulevard in the tradition of Pennsylvania Avenue and Connecticut Avenue.
  - Support the development of a new mixed-use employment corridor.
  - Provide better access to waterfront areas on both sides of the river, including Poplar Point and Buzzard Point and better serve Historic Anacostia, Near Southeast and Southwest Neighborhoods. Enhance the vitality and safety of the District's roads and the neighborhoods around them by creating great places and destinations for pedestrians and cyclists.

The South Capitol Street Gateway and Improvement Study area boundaries encompass the corridor between the U.S. Capitol Building to the north and the Suitland Parkway to the south, including the Frederick Douglass Bridge. The study area is a corridor, not just a street, and as such, the study includes adjacent sites to New Jersey Avenue, Buzzards Point, the Anacostia waterfront and Howard Road. The South Capitol Street corridor, as defined by the study area, is approximately 3.5 miles in length, has 18 street intersections and carries roughly 60,000 vehicles per day.



FIGURE 7.B18
South Capitol Street



FIGURE 7.B19
South Capitol Street

8. Acknowledgements

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