



Ward 8 Economic Development Summit

Resource Guide



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LETTERS



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, DC 20004

COUNCILMEMBER MARION BARRY
Former Mayor
Councilmember, Ward 8
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mbarry@dccouncil.us

Committee Member
Chair, Housing and Urban Affairs
Finance and Revenue
Workforce Development and Government Operations
Health
Public Services and Consumer Affairs

WMATA Board of Directors

Greetings Ward 8 Residents:

Ward 8 is experiencing an economic rebirth. In ‘The New Ward 8’ there are tremendous opportunities for LSDBEs, developers and citizens. I am elated that the Summit will showcase how these opportunities will benefit the residents of Ward 8. Every resident of Ward 8 should be a part of this momentous occasion.

The Summit will feature exhibits of most, if not all, the major development projects in Ward 8. The growth of existing businesses and the development of new ones not only improves our Ward 8 community but contributes mightily to DC’s renaissance as well.

Warm Regards,

Marion Barry,
Councilmember, Ward 8



Ward 8 Business Council

Dear Councilmember Barry:

It is an honor to be a part of the **Annual 2007 Ward 8 Economic Development Summit**. The Ward 8 Business Council strongly supports your vision of wealth building in the *new* Ward 8. The Summit will provide a wonderful opportunity for the developers to learn more about their prospective neighbors. It will also create a forum of dialogue to ensure that local residents and LSDBEs are well aware of the opportunities to secure employment and do business in this great part of our nation's Capital.

We look forward to a very meaningful event that will perpetuate the cycle for wealth building. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Russ James". The signature is written in a cursive, flowing style.

Russ James
Chairman, Ward 8 Business Council

The World Bank
INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPMENT
INTERNATIONAL DEVELOPMENT ASSOCIATION

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Welcome!

The World Bank Group's Community Outreach Office provides individual and corporate support to our neighbors in the Bank's host city, Washington, DC and its surrounding region. Formed in 1997, our mission is to help and support the nonprofit sector in improving people's lives in a sustainable way in the Metropolitan Washington Area.

This year we are embarking on a three year initiative measuring community impact and focused on the education and youth sectors in Wards 6, 7 and 8. The goal is to enable nonprofit organizations to better identify measure and communicate the value they provide and the impact they make in their communities. This initiative is an important element of the Community Outreach Office's vision to help the nonprofit sector in the Metropolitan Washington Area serve as an example of effective community impact throughout the United States.

In addition to the afore-mentioned initiative, we are also focusing a large percentage of our overall program to efforts focused on education and youth in Wards 6, 7 and 8. It is our hope that we can support the residents of those wards address intractable issues of poverty, inadequate educational opportunities and to promote community engagement by every single resident.

The 2007 Annual Ward 8 Economic Development Summit provides an opportunity for residents and businesses in Ward 8 to review and participate in economic development projects planned or under construction in Ward 8. We support this effort and look forward to helping the "New Ward 8" realize its vision.

Sincerely,



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WARD 8

FACTS & DEMOGRAPHICS

The Honorable Marion Barry, Council of the District of Columbia, Ward 8, along with the leadership of the Ward 8 Business Council, is hosting the **2007 Annual Ward 8 Economic Development Summit** on Saturday, June 23, 2007 at Our Lady of Perpetual Help Church, Panorama Room, 1600 Morris Road, SE, Washington, DC 20020 from 9:00 a.m. until 3:00 p.m. The **2007 SUMMIT** will provide an opportunity for the residents, organizations and businesses in Ward 8 to review and participate in economic development projects planned or under construction in Ward 8.

Comprehensive Database

Registration will be conducted at the **2007 SUMMIT** of all attendees. Residents will register for support services, training, employment and/or business development assistance. Local businesses and organizations will register for capacity building assistance and contracting opportunities. The registration data will be used to inform attendees of follow-up meetings and project updates and to assist Councilmember Barry with legislative recommendation on Ward 8 development.

Guest Speakers

The **2007 SUMMIT** will feature guest speakers from elected Federal, City and local leaders, economic development professionals and industry experts.

Resource Materials

The **2007 SUMMIT** will provide up-to-date economic development materials for review and/or distribution which will include maps and published plans of development areas within Ward 8.

Ward 8 Resource Guide

Each attendee will be given a **2007 Ward 8 Economic Development Resource Guide** at the **2007 SUMMIT**, which will provide a description of all development projects; the developer, budget, timeline and contact information and a directory of support services, training and employment contact persons in the City and the community.

Workshops

The **2007 SUMMIT** will conduct a series of workshops designed to engage the community in dialog with a panel of 3–5 industry specialist. Workshop topics are designed to reflect the major economic development initiatives and their impact on the Ward 8 community. Topics will include discussions on housing, transportation, commercial, retail and recreation plans; access to capital, barriers to employment and Ward 8 services.

Exhibition Hall

The **2007 SUMMIT** will feature an exhibition of economic development projects planned or currently underway in Ward 8. This will include housing, schools, recreation, transportation, public services, office, commercial, industrial, etc. Each developer will provide a visual display of the site plan; a description of the project and timeline; an overview of subcontracting, apprenticeship and employment opportunities and contact person for follow-up. Federal, City and local services, training and employment providers will also participate for Ward 8 residents to register.

Total Population		
Total Population	70,914	100.0%

Population by Sex		
Male	31,771	44.8%
Female	39,143	55.2%

Population by Age		
0–4	7,269	10.3%
5–9	8,680	12.2%
10–14	6,285	8.9%
15–19	5,447	7.7%
20–24	5,493	7.7%
25–34	10,538	14.9%
35–44	10,088	14.2%
45–54	7,645	10.8%
55–64	4,915	6.9%
65–74	2,942	4.1%
75–84	1,290	1.8%
85 and over	322	0.5%
Median age	27.2	—
Youth (under 18)	25,464	35.9%
Senior (65 and over)	4,554	6.4%

Population by Race		
One race	70,130	98.9%
White	3,745	5.3%
Black or African American	65,533	92.4%
American Indian & Alaska Native	152	0.2%
Asian	301	0.4%
Native Hawaiian & Other Pacific Islander	44	0.1%
Some other race	355	0.5%
Two or more races	784	1.1%
Hispanic/Latino Population	1,016	1.4%
Population in Households	68,374	96.4%
Population in Group Quarters	2,540	3.6%

Marital Status		
Population 15 years and over	48,726	100.0%
Never married	24,665	50.6%
Now married, except separated	12,689	26.0%
Separated	3,126	6.4%
Widowed	3,424	7.0%
Divorced	4,822	9.9%

Households by Type		
Total households	25,043	100.0%
Family Households	16,962	67.7%
Married-couples	5,011	20.0%
Female householder, no husband	10,422	41.6%
Male householder, no wife	1,529	6.1%
Non-family households	8,081	32.3%
One person	6,816	27.2%
Two or more persons	1,265	5.1%
Average Household Size	2.73	—
Average Family Size	3.32	—

Language Spoken at Home		
Population 5 years and over	63,620	100.0%
English only	60,410	95.0%
Language other than English	3,210	5.0%
Speak English less than “very well”	1,388	2.2%
Spanish	1,872	2.9%
Speak English less than “very well”	831	1.3%
Asian and Pacific Island languages	267	0.4%
Speak English less than “very well”	149	0.2%
Other languages	1,072	1.7%
Speak English less than “very well”	408	0.6%

Educational Attainment		
Population 25 years and over	37,779	100.0%
High school graduate or higher	25,063	66.3%
Bachelor's degree or higher	3,040	8.0%
Graduate or professional degree	1,074	2.8%

Employment Status		
Population 16 years and over	47,604	100.0%
In labor force	26,797	56.3%
Civilian Labor Force	25,141	52.8%
Employed	19,612	41.2%
Unemployed	5,529	11.6%
Percent of civilian labor force	—	22.0%
Armed Forces	1,656	3.5%
Not in labor force	20,807	43.7%

Commuting to Work		
Workers 16 years and over	20,560	100.0%
Car, truck, or van—drove alone	8,660	42.1%
Car, truck, or van—carpooled	3,197	15.5%
Public transportation (including taxicab)	7,171	34.9%
Walked	1,131	5.5%
Other means	83	0.4%
Worked at home	319	1.5%

Income		
Median household	\$25,017	—
Per capita	\$12,630	—

Poverty		
Families	5,635	33.1%
Individuals	24,835	36.0%

Housing Occupancy		
Total housing units	29,654	100.0%
Occupied housing units	25,026	84.4%
Vacant housing Units	4,628	15.6%
Homeowner vacancy rate	—	4.9%
Renter vacancy rate	—	10.7%

Housing Tenure		
Total occupied housing units	25,043	100.0%
Owner-occupied housing units	5,358	21.4%
Renter-occupied housing units	19,685	78.6%
Median Value of Single-Family Housing	\$97,837	—
Median Monthly Gross Rent	\$497	—

Units in Structure		
Total housing units	29,654	100.0%
1-unit, detached	1,840	6.2%
1-unit, attached	7,192	24.3%
2 units	636	2.1%
3 to 4 units	3,981	13.4%
5 to 9 units	5,503	18.6%
10 to 19 units	8,22	27.7%
20 to 49 units	736	2.5%
50+ units	1,532	5.2%
Other	7	0.0%

PROJECT SUMMARIES

4th Street Vistas

Location: 4th & Mississippi Avenue, SE

Status: PL

Developer(s): UniDev, LLC

Construction Type: New Construction

Major Use: Residential

Estimated Cost: \$30,000,000

A Place for Kids

Location: 620 Milwaukee Place, SE

Status: PR

Developer(s): #11 Metropolitan Police Boys & Girls Club

Major Use: Hospitality

Estimated Cost: \$1,100,000

Anacostia Corridor Demonstration Project

Location: Anacostia

Status: PL

Developer(s): CTX Rail/WMATA

Total SF: 57,500,000

Anacostia Corridor Streetcar

Location: Anacostia

Status: PL

Developer(s): DC Department of Transportation

Construction Type: Infrastructure

Major Use: Infrastructure

Estimated Cost: \$10,000,000

Anacostia Gateway

Location: 1838 Martin Luther King Jr. Avenue, SE

Status: UC

Developer(s): AEDC/DRI Partners/NCRC

Construction Type: New Construction

Total SF: 107,000

Major Use: Office

Estimated Cost: \$22,000,000

Anacostia Gateway Government Center

Location: MLK, Jr. Avenue & Good Hope Road, SE

Status: PL

Developer(s): AEDC/District Government

Construction Type: New Construction

Total SF: 306,000

Major Use: Office

Estimated Cost: \$77,000,000

Anacostia Metrorail Station Development

Location: Anacostia Metrorail Station

Status: PR

Developer(s): Anacostia Waterfront Corporation/WMATA

Construction Type: New Construction

Total SF: 1,255,000

Major Use: Mixed-use

Estimated Cost: \$335,000,000

Anacostia Square

Location: 1901–1919 Martin Luther King Jr. Avenue, SE

Status: PR

Developer(s): AEDC/Douglas Development Corporation

Construction Type: New Construction

Total SF: 265,782

Major Use: Office

Estimated Cost: \$35,851,000

Archer Park

Location: 950 Mississippi Avenue, SE

Status: PL

Developer(s): William C Smith & Company

Construction Type: New Construction

Total SF: 258,976

Major Use: Residential

Estimated Cost: \$49,915,000

Ashford Court

Location: 15th 7 Mississippi Avenue, SE
Status: UC
Developer(s): William C. Smith & Company
Construction Type: New Construction
Total SF: 158,000
Major Use: Residential
Estimated Cost: \$30,000,000

Baker Court

Location: 1814–1816 29th Street, SE
Status: PL
Developer(s): ERCDC
Construction Type: Renovation
Total SF: Residential
Estimated Cost: \$7,200,000

Birney Elementary School

Location: 2501 Martin Luther King Jr Avenue, SE
Status: PL
Developer(s): DC Public Schools
Construction Type: New Construction
Major Use: Education
Estimated Cost: \$25,684,000

Carver Theater

Location: 2405 Martin Luther King Jr. Avenue, SE
Status: UC
Developer(s): Good Samaritan Foundation
Construction Type: Renovation
Total SF: 11,000
Major Use: Education
Estimated Cost: \$2,000,000

Cedar Heights

Location: 1560 Butler Street, SE
Status: UC
Developer(s): ERCDC/Bank of America

Coast Guard Headquarters Building

Location: 2700 Martin Luther King Avenue, SE
Status: PL
Developer(s): GSA
Construction Type: New Construction
Total SF: 1,338,000
Major Use: Office
Estimated Cost: \$408,897,000

Congress Heights Metrorail Station Development

Location: Congress Heights Metrorail Station
Status: PR
Developer(s): WMATA
Construction Type: New Construction
Total SF: 410,000
Major Use: Mixed-use
Estimated Cost: \$155,000,000

Congress Heights School

Location: Martin Luther King Jr. Avenue, &
Randle Place, SE
Status: PR
Developer(s): DC Office of Property Management
Construction Type: Renovation
Major Use: Hospitality
Estimated Cost: \$15,000,000

Danbury Station

Location: 5–165 & 132–152 Danbury Street, SW

Status: UC

Developer(s): Centex Homes

Total SF: 180,000

Major Use: Residential

Estimated Cost: \$15,500,000

Digester Facility First Contract, Silos and Digesters

Location: Blue Plains Advanced

Wastewater Treatment Plant

Status: PL

Developer(s): DC Water & Sewer Authority

Construction Type: Infrastructure

Major Use: Infrastructure

Estimated Cost: \$308,000,000

Fairlawn Estates

Location: 22nd & T Place, SE

Status: PL

Developer(s): ERCDC

Total SF: 40,656

Major Use: Residential

Estimated Cost: \$9,000,000

Finsbury Square Apartments

Location: 1560 Butler Street, SE

Status: UC

Developer(s): William C. Smith & Company/
Bank of America CDC

Construction Type: Renovation

Total SF: 177,766

Major Use: Residential

Estimated Cost: \$16,000,000

Frederick Douglass Memorial Bridge

Location: South Capitol Street Bridge

Status: PR

Developer(s): US Department of Transportation

Construction Type: New Construction

Major Use: Infrastructure

Estimated Cost: \$300,000,000

Galen Terrace

Location: 1641–49 W & 2304–12 Green Streets, SE

Status: UC

Developer(s): Somerset Development/
National Housing Trust

Construction Type: Renovation

Total SF: 89,955

Major Use: Residential

Estimated Cost: \$13,600,000

Greater Southeast Hospital

Location: 1310 Southern Avenue, SE

Status: PR

Developer(s): Greater Southeast Community Hospital

Construction Type: New Construction

Major Use: Education

Henson Ridge Phase II, III & IV

Location: Alabama Avenue & Station Road, SE

Status: UC

Developer(s): Mid-City Urban LLC/Integral Group/
DC Housing Authority

Construction Type: New Construction

Total SF: 325,179

Major Use: Residential

Estimated Cost: \$37,000,000

Highland Addition

Location: 9th Street & Valley Avenue, SE
Status: PL
Developer(s): New Market Investors LLC
Construction Type: New Construction
Major Use: Residential
Estimated Cost: \$22,500,000

Homes at Woodmont

Location: 2105 Good Hope Road, SE
Status: UC
Developer(s): IDS Homes/VERTX, LLC
Construction Type: New Construction
Major Use: Residential
Estimated Cost: \$10,000,000

Hunter Pines Apartments

Location: 3521 Stanton Road, SE
Status: UC
Developer(s): William C. Smith Company
Major Use: Residential
Estimated Cost: \$19,300,000

Jasper Gardens

Location: 1354 Jasper Place, SE
Developer(s): ERCDC
Construction Type: Renovation
Major Use: Residential
Estimated Cost: \$8,000,000

New Soccer Stadium

Location: Poplar Point
Status: PR
Developer(s): DC United
Construction Type: New Construction
Major Use: Hospitality
Estimated Cost: \$210,000,000

Park Stanton Condominiums

Location: 2200 Hunter Place, SE
Status: PL
Developer(s): ERCDC
Construction Type: New Construction
Major Use: Residential
Estimated Cost: \$5,450,000

Park Vista

Location: 13th & Congress Streets, SE
Status: PL
Developer(s): William C Smith & Company
Construction Type: Renovation
Total SF: 73,000
Major Use: Residential
Estimated Cost: \$14,000,000

Parkside Terrace Apartments

Location: 3700 9th Street, SE
Status: PL
Developer(s): New Market Investors LLC/Community Preservation & Development Corporation/HR Crawford
Construction Type: Renovation
Total SF: 321,000
Major Use: Residential
Estimated Cost: \$49,000,000

PNC Bank

Location: 4100 South Capitol Street, SE
Status: PL
Developer(s): PNC Bank/William C. Smith & Company
Construction Type: New Construction
Total SF: TBD
Major Use: Mixed-use
Estimated Cost: \$23,000,000

Poplar Point

Location: Poplar Point
Status: PL
Developer(s): Anacostia Waterfront Corporation
Construction Type: New Construction
Total SF: 1,750,000
Major Use: Mixed-use
Estimated Cost: \$300,000,000

Poplar Point Place

Location: Suitland Parkway & Howard Road, SE
Status: PL
Developer(s): URBAN-City Ventures LLC
Construction Type: New Construction
Total SF: 700,000
Major Use: Mixed-use
Estimated Cost: \$200,000,000

Riverview Plaza

Location: W Street & Shannon Place, SE
Status: PR
Developer(s): Curtis Development
Construction Type: New Construction
Total SF: 350,000
Major Use: Office
Estimated Cost: \$95,000,000

Saint Elizabeths West Campus

Location: St. Elizabeth's West Campus
Status: PL
Developer(s): GSA
Construction Type: New Construction
Total SF: 3,200,000
Major Use: Office

Saint Elizabeths New Hospital (East Campus)

Location: Saint Elizabeth's East Campus
Status: UC
Developer(s): DC Dept. of Mental Health/
 Gilbane Building Co.
Construction Type: New Construction
Total SF: 1,590,000
Major Use: Mixed-use
Estimated Cost: \$140,000,000

Sheridan Terrace

Location: Sheridan & Bowen Roads, SE
Status: PR
Developer(s): William C Smith & Company/
 DC Housing Authority
Construction Type: New Construction
Total SF: 418,176
Major Use: Residential
Estimated Cost: \$98,127,526

Shiptley Park

Location: 2515 Savannah Street, SE
Status: UC
Developer(s): William C. Smith &
 Company/ERCDC/Related
Construction Type: Renovation
Major Use: Residential
Estimated Cost: \$25,000,000

Solomon G. Brown Corps Community Center

Location: Morris Road & MLK, Jr. Avenue, SE
Status: PL
Developer(s): Salvation Army/William C. Smith & Company
Construction Type: New Construction
Total SF: 69,000
Major Use: Office
Estimated Cost: \$14,000,000

South Capitol Shopping Plaza

Status: PR
Developer(s): City Interests LLC/Lano International, Inc.
Construction Type: TBD
Total SF: TBD
Major Use: Mixed-use

T Street Apartments

Location: 1708–1710 T Street, SE
Status: PL
Developer(s): ERCDC
Construction Type: Renovation
Major Use: Residential
Estimated Cost: \$6,650,000

TMA Charter School Phase 2

Location: Howard Rd & Martin Luther King, Jr. Ave, SE
Status: PL
Developer(s): Thurgood Marshall Academy
Construction Type: New Construction
Total SF: 23,000
Major Use: Education
Estimated Cost: \$6,519,000

The Townhomes at Stanton Square

Location: Sheridan Road, SE & Stanton Road, SE
Status: PL
Developer(s): Horning Brothers
Construction Type: New Construction
Total SF: 212,772
Major Use: Residential
Estimated Cost: \$20,000,000

Trinity Plaza

Location: 3900 South Capitol Street, SW
Status: PL
Developer(s): Mission First Dev/Far SW-SE CDC
Major Use: Mixed-use

Turner Elementary School

Location: 3264 Stanton Road, SE

Status: PL

Developer(s): DC Public Schools

Construction Type: Renovation

Major Use: Education

Estimated Cost: \$11,700,000

Village at Chesapeake

Location: 845–890 Chesapeake Street, SE

Status: PL

Developer(s): Finlay Properties Inc

Construction Type: Renovation

Total SF: 221,000

Major Use: Residential

Estimated Cost: \$20,407,000

2300 Pennsylvania Avenue, SE

Location: 2300 Pennsylvania Avenue, SE

Status: PL

Developer(s): Tim Chapman

Construction Type: New Construction

Major Use: Mixed-use

Estimated Cost: \$32,000,000

SPONSORS

Silver Sponsor:

William C. Smith

Bronze Sponsor:

Horning Brothers

UnivDev, LLC

East of the River CDC

Tompkins Construction

F&L Construction

Urban City Ventures, LLC

Friend of Ward 8:

New Market Investors, LLC

Mission First Development

Toni Thomas Associates, Inc

In-kind:

Comcast—Newsmakers

Washington Gas—Bags

Capital City Associates, Inc.

World Bank Group—Flyers and Name Badges

Wheeler Creek Community Development Corporation

DC Department of Employment Services—Employment Mobile

Washington, DC Economic Partnership—On-line Registration & Resource Guide

Exhibitors:

Horning Brothers

CHW Solutions, Inc.

F&L Construction Inc

UniDev, LLC

Mission First Development

Far Southeast Family Strengthening Collaborative

DC Water & Sewer Authority

SPECIAL THANKS

Planning Committee

Fubara Adoki, *Anacostia Economic Development Corporation*
James Bunn, *Ward 8 Business Council*
Michael Clark, *Wheeler Creek CDC*
Jarmise Dickens, *Operation Hope*
Michelle Dunn, *Anacostia Waterfront Corporation Business Resource Center*
Mike Holly, *Capitol City, Inc.*
Robert James, *Ward 8 Business Council*
Jamya Jones, *Operation Hope*
Isha Lee, *Executive Office of the Mayor*
James McEachin, *DC Department of Employment Services*
Vincent McQueen, *Executive Office of the Mayor*
Candace Nelson, *Washington, DC Economic Partnership*
Brenda Lee Richardson, *Office of Councilmember Marion Barry*
Ayris Scales, *Office of the Deputy Mayor for Planning & Economic Development*
Rosalind Stephenwoof, *Capitol City, Inc.*
Michael Wallach, *Anacostia Economic Development Corporation*
Al Williams, *Ward 8 Business Council*
Sharon Wise, *House of Sharon*
Walter Woods, *World Bank*

