

DEVELOPMENT

Anacostia & Congress Heights



The new Anacostia Light Rail Line will be a 1.1-mile track linking the Anacostia Metro Station to Bolling Air Force Base. The light-rail lines will likely have their own lights and rights-of-way on city streets. They will consist of articulated cars and run on overhead electric lines. The project is expected to be completed by spring of 2008 at a cost of about \$10 million.



Anacostia Metro Station site will serve as a multi-modal transit facility and mixed-use hub for shops, apartment residences, and government offices. The development will bring jobs and revitalization to Historic Anacostia, stimulating economic activity that benefits the entire community.



The 8.51-acre Shops at Park Village will incorporate the expansion of an existing strip center, a 66,000 sq. ft. Giant Food supermarket and a pad for a 5,000 sq. ft. casual dining restaurant. The Shops at Park Village & Ashford Court is a mixed-use development being built on the former Camp Simms site. It will include 114,000 sq. ft. of retail (The Shops at Park Village) and a 75-home community (Ashford Court).



The ARC Town Hall Education Arts & Recreation Campus is a \$27 million, 110,000 square foot, state-of-the art campus located in Washington, DC's Ward 8. THEARC also features a 365-seat theater -- the only theater east of the Anacostia River.



The Anacostia Gateway is the new DC Department of Transportation headquarters. The building will total about 306,000 sq. ft. and offer about 6,000 - 8,000 sq. ft. of retail.



The new 127,000-square-foot Unified Communications Center represents the culmination of an eight-year journey to create a state of the art communications and emergency command center for the greater Washington region. It houses the city's regional interoperable wireless communications and control infrastructure. And ultimately serves as the regional command and control center, supporting federal agencies and 18 Virginia and Maryland municipalities, in the event of a regional emergency.



ARCH Development, together with InscapeStudio, is putting together its own revitalization package for southeast DC, offering subsidized artists' housing to stimulate both the arts and economic development in one of DC's needy neighborhoods. In the next few months, two of ARCH's projects will materialize side by side, at the 1600 block of V Street and the neighboring 2025 Fendall Street, SE. Both projects will be for sale and include elements of affordable housing.

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A new soccer stadium at Poplar Point, overlooking the Anacostia River, would have about 27,000 seats and, along with shopping, hotel, conference center and housing, take up about 40 acres of a 100-acre site.



The 57-year old Frederick Douglass Memorial Bridge is first in line to be replaced at an estimated cost of \$285 - \$392 million. The new bridge will be slightly wider, with six lanes instead of five, and will include wider sidewalks to accommodate pedestrians and cyclists.



The Coast Guard Headquarters Building proposes redevelopment of the 176 acre West Campus of St. Elizabeth's including 61 buildings, many of an historic nature, for lease to federal tenants. GSA has requested funding to construct a new headquarters for the US Coast Guard (USCG) at St. Elizabeths West Campus consisting of a minimum of 1,300,000 sq. ft. (GSF), which will be constructed in two phases for 4,200 employees. Phase I will be a 1.1 million sq. ft. building and 650 parking spaces for 3,860 employees and Phase II will be a 200,000 sq. ft. of additional space.



Saint Elizabeth's East Campus will be redeveloped to include more than two million square feet of office buildings, shops and high-end apartment units at the historic St. Elizabeth's Hospital in Southeast Washington.



Skyland Shopping Center is a 18.5 acre site, which will be fully redeveloped into a 915,000 sq. ft. urban destination including 315,000 sq. ft. of retail and approximately 600 residential units. Once completed, the Center, when combined with the 95,000 sq. ft., grocery anchored, Good Hope Marketplace (across the street), will represent the largest retail and personal service concentration East of the River.



Kingman Island and the adjacent Heritage Island will become a publicly accessible park that reconnects local citizens with the astonishing natural wonders of the Anacostia River. AWC is working with the DC Department of Parks and Recreation (DPR) and the Health Department's Watershed Protection Division to restore the 45-acre parcel of land that lies at the center of many neighborhoods along the Anacostia River.