11th Street Bridge Park
Identifying Community and Economic Development Opportunities

Virginia Tech
Urban Affairs and Planning
Studio Report, May 2014
Appendix A: List of Interviewees

Janelle Badanes
Event Planner
In person interview with Kelly Davis
March 30, 2014

Polina Bakhtieiarov
Executive Director, Great Streets
DMPED
In person interview with Chris Marshall
February 27, 2014

Jerome Berth
Vice President of Business Affairs
Bryant Park Corporation
Phone interview with Matt Pfeiffer
March 24, 2014

Kellie Bollinder
Executive Director
Earth Conservation Corps
In person interview with John Stowe
April 9, 2014

Jack Browand
Supervisor
Alexandria Department Recreation, Parks, and Cultural Activity
Phone interview with Matt Pfeiffer
March 27, 2014

Steve Budas
Executive Office Manager
Landmark Center
Phone interview with John Stowe
March 24, 2014

Stephen Coleman
Executive Director
Washington Parks and People
Phone interview with Matt Pfeiffer
March 6, 2014

Deborah Freis and Jamie Lantinen
DC OCFO
Phone interview with Kelly Davis
March 13, 2014

Paul Giordano
Washington DC SCORE
Phone interview with Erik Belmont
March 6, 2014

Adam Gooch
Vice President, Director of Development
Akridge
Phone interview with Aaron Frank
March 26, 2014

Ed Grandis
Executive Director
Anacostia BID
In person interview with Chris Marshall and Erik Belmont
March 21, 2014

Jill Griffin
AED Specialist
Arlington Economic Development
Phone interview with Matt Pfeiffer
March 24, 2014

Jonathan Kaplan
Treasurer
RiNo Arts District
Phone interview with Katie McConnell
Fall 2013

Ramsey Meiser
Senior Vice President - Development
Forest City
Phone interview with Aaron Frank
March 17, 2014
Camille Nixon  
Project Manager, Retail Business Development  
DSLBD  
Phone interview with Chris Marshall  
February 28, 2014

Nikki Peele  
Director of Marketing and Business Development  
ARCH Development/The Hive  
In person interview with Chris Marshall and Erik Belmont  
March 13, 2014

Katie Rehwaldt  
Manager  
District DPR Park Partners and Community Engagement  
Phone interview with Matt Pfeiffer  
March 13, 2014

Michael Stevens  
President  
Capitol Riverfront BID  
Phone interview with Kelly Davis  
March 4, 2014

Christopher VanArsdale  
Executive Director  
Canal Park Development Association  
Email correspondence with Yasmine Doumi  
March 17, 2014

Arlova Vohmn  
Principal Planner  
Arlington County Planning Division  
In person interview with Matt Pfeiffer  
March 12, 2014

Stan Voudrie  
Principal  
Four Points LLC  
In person interview with Chris Marshall  
March 19, 2014

Tracy Weil  
Chair  
RiNo Arts District  
Phone interview with Katie McConnell  
Fall 2013

Janet Weston  
Canal Park Corporation  
Email correspondence with Matt Pfeiffer & Yasmine Doumi  
March 28, 2014

Stockton Williams  
Principal  
HR&A Advisors  
Phone interview with Aaron Frank  
April 3, 2014

Charles Wilson  
DMPED Small Business team; Historic Anacostia Block Association (HABA); ANC 8A04 and River East Emerging Leaders (reel)  
In person interview with Chris Marshall and Erik Belmont  
March 14, 2014

Chris Woldrum  
Phone interview with Katie McConnell  
Fall 2013
### Appendix B: Business information

<table>
<thead>
<tr>
<th><strong>Active Nature</strong></th>
<th><strong>Business information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>15205 Montevideo Rd.</td>
<td><a href="mailto:active@anadventures.com">active@anadventures.com</a></td>
</tr>
<tr>
<td>Poolesville, MD 20837</td>
<td>(202) 350-0503</td>
</tr>
<tr>
<td><a href="http://www.anadventures.com">www.anadventures.com</a></td>
<td></td>
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<table>
<thead>
<tr>
<th><strong>American Horticultural Society River Farm</strong></th>
<th><strong>Business information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>7931 E. Boulevard Dr.</td>
<td><a href="mailto:american@ahs.org">american@ahs.org</a></td>
</tr>
<tr>
<td>Alexandria, VA 22308</td>
<td>(703) 768-5700</td>
</tr>
<tr>
<td><a href="http://www.ahs.org">www.ahs.org</a></td>
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<table>
<thead>
<tr>
<th><strong>Anacostia Economic Development Corporation</strong></th>
<th><strong>Business information</strong></th>
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</thead>
<tbody>
<tr>
<td>1800 Martin Luther King, Jr. Ave. SE</td>
<td><a href="mailto:anacostia@anacostiacdc.com">anacostia@anacostiacdc.com</a></td>
</tr>
<tr>
<td>Suite 100</td>
<td>(202) 889-5100</td>
</tr>
<tr>
<td>Washington, DC 20020</td>
<td></td>
</tr>
<tr>
<td><a href="http://www.anacostiacdc.com">www.anacostiacdc.com</a></td>
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<table>
<thead>
<tr>
<th><strong>Anacostia Playhouse</strong></th>
<th><strong>Business information</strong></th>
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<tbody>
<tr>
<td>2020 Shannon Place SE</td>
<td>anacostiaplayhouse.com</td>
</tr>
<tr>
<td>Washington, DC 20020</td>
<td>(202) 290-2328</td>
</tr>
<tr>
<td><a href="http://www.anacostiaplayhouse.com">www.anacostiaplayhouse.com</a></td>
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<table>
<thead>
<tr>
<th><strong>ARCH Development Corporation</strong></th>
<th><strong>Business information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1227 Good Hope Rd. SE</td>
<td><a href="mailto:arch@archdevelopment.org">arch@archdevelopment.org</a></td>
</tr>
<tr>
<td>Washington, DC (202) 889-5000</td>
<td>(202) 889-5000</td>
</tr>
<tr>
<td><a href="http://www.archdevelopment.org">www.archdevelopment.org</a></td>
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<table>
<thead>
<tr>
<th><strong>Arlington County Gulf Branch Nature Center</strong></th>
<th><strong>Business information</strong></th>
</tr>
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<tbody>
<tr>
<td>3608 N Military Rd.</td>
<td>parks.arlingtonva.us/locations/gulf-branch-nature-center</td>
</tr>
<tr>
<td>Arlington, VA 22207</td>
<td>(703) 228-3403</td>
</tr>
<tr>
<td><a href="http://www.arlingtonva.us/locations/gulf-branch-nature-center">www.arlingtonva.us/locations/gulf-branch-nature-center</a></td>
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<table>
<thead>
<tr>
<th><strong>Arthritis Foundation</strong></th>
<th><strong>Business information</strong></th>
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<tbody>
<tr>
<td>1330 W. Peachtree St. Ste. 100</td>
<td><a href="mailto:arthritis@arthritis.org">arthritis@arthritis.org</a></td>
</tr>
<tr>
<td>Atlanta, GA 30309</td>
<td>(404) 872-7100</td>
</tr>
<tr>
<td><a href="http://www.arthritis.org">www.arthritis.org</a></td>
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<table>
<thead>
<tr>
<th><strong>Arts Club of Washington</strong></th>
<th><strong>Business information</strong></th>
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<tr>
<td>2017 I St. NW</td>
<td><a href="http://www.artsclubofwashington.org">www.artsclubofwashington.org</a></td>
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<tr>
<td>Washington, DC 20006</td>
<td>(202) 331-7282</td>
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<table>
<thead>
<tr>
<th><strong>Capitol Riverfront</strong></th>
<th><strong>Business information</strong></th>
</tr>
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<tr>
<td>1100 New Jersey Ave. SE</td>
<td>capitolriverfront.org</td>
</tr>
<tr>
<td>Suite 1010</td>
<td>(202) 465-7093</td>
</tr>
<tr>
<td>Washington, DC 20003</td>
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<table>
<thead>
<tr>
<th><strong>Chesapeake Bay Foundation</strong></th>
<th><strong>Business information</strong></th>
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</thead>
<tbody>
<tr>
<td>Philip Merrill Environmental Center</td>
<td><a href="mailto:philipmerrill@cbf.org">philipmerrill@cbf.org</a></td>
</tr>
<tr>
<td>6 Herndon Ave.</td>
<td><a href="http://www.cbf.org/about-cbf/offices-operations/philip-merrill-environmental-center">www.cbf.org/about-cbf/offices-operations/philip-merrill-environmental-center</a></td>
</tr>
<tr>
<td>Annapolis, MD 21403</td>
<td>(443) 482-2001</td>
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<table>
<thead>
<tr>
<th><strong>ConAgra Foods Foundation</strong></th>
<th><strong>Business information</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 ConAgra Dr.</td>
<td><a href="http://www.conagrafoodsfoundation.org/">www.conagrafoodsfoundation.org/</a></td>
</tr>
<tr>
<td>Omaha, NE 68102</td>
<td>(877) 266-2472</td>
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<table>
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<th><strong>Cultural Tourism DC</strong></th>
<th><strong>Business information</strong></th>
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<tbody>
<tr>
<td>1250 H St. NE #1000</td>
<td><a href="http://www.culturaltourismdc.org">www.culturaltourismdc.org</a></td>
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<tr>
<td>Washington, DC 20005</td>
<td>(202) 661-7581</td>
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<table>
<thead>
<tr>
<th><strong>Deanwood Heights Main Streets</strong></th>
<th><strong>Business information</strong></th>
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<tr>
<td>4645 Nannie H. Burroughs Ave. NE</td>
<td><a href="http://www.dhmainstreets.org">www.dhmainstreets.org</a></td>
</tr>
<tr>
<td>Suite 202</td>
<td>(202) 621-2288</td>
</tr>
<tr>
<td>Washington, DC 20019</td>
<td></td>
</tr>
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</table>
Disney Worldwide Conservation Fund
Disney Corporate Citizenship, Conservation Programs
P.O. Box 10000
Lake Buena Vista, FL 32830
thewaltdisneycompany.com/citizenship/act-responsibly/environmental-stewardship/disney-worldwide-conservation-fund

Eastern Market
225 Seventh St. SE
Washington, DC 20003
www.easternmarket-dc.org
(202) 698-5253

Fletcher’s Boathouse
4940 Canal Rd. NW
Washington, DC 20007
www.fletcherscove.com
(202) 244-0461

Foundation Center
79 Fifth Ave./Sixteenth St.
New York, NY 10003
foundationcenter.org
(212) 620-4230

Four Points LLC
1805 Seventh St. NW
Suite 800
Washington, DC 20001
fourpointsllc.com
(202) 449-9870

Golden Triangle BID
1120 Connecticut Ave. NW
Washington, DC 20036
www.goldentriangledc.com
(202) 463-3400

Honfleur Gallery
1241 Good Hope Rd.
Washington, DC 20020
www.honfleurgallery.com
(202) 365-8392

Key Bridge Boat House
3500 Water St. NW
Washington, DC 20007
www.boatingindc.com
(202) 337-9642

Landmark Center
75 Fifth St.
St Paul, MN 55102
www.landmarkcenter.org
(651) 292-3233

Liquid Adventures Kayaking School
25 Ericsson Rd.
Cabin John, MD 20818
liquidadventureskayakschool.org
(301) 229-0428

Mariner Sailing School
Belle Haven Marina
P.O. Box 7093
Alexandria, VA 22307
www.saildc.com
(703) 768-0018

Marshall Heights Community Development Organization
939 Benning Rd. NE
Washington, DC 20019
www.mhcdo.org
(202) 396-1200

Meadowlark Botanical Gardens
9750 Meadowlark Gardens Ct.
Vienna, VA 22182
www.nvrpa.org/park/meadowlark_botanical_gardens
(703) 255-3631

National Building Museum
401 F St. NW
Washington, DC 20001
www.nbm.org
(202) 272-2448
National Recreation and Parks Association
22377 Belmont Ridge Rd.
Ashburn, VA 20148
www.nrpa.org
(703) 858-0784

NoMA BID
1200 First St. NE
#310
Washington, DC 20002
www.nomabid.org
(202) 289-0111

Occoquan Regional Park
9751 Ox Rd.
Lorton, VA 22079
www.nvrpa.org/park/occoquan/
(703) 690-2121

Park Tavern Restaurant
200 M St. SE
Washington, DC 20003
parktaverndc.com
(202) 554-0005

Pioneer Courthouse Square
701 SW Sixth Ave.
Portland, OR 97204
www.thesquarepdx.org
(503) 223-1613

Potomac Paddlesports
9812 Falls Rd.
Potomac, MD 20854
www.potomacpaddlesports.com
(301) 881-2628

Stand Up Paddle DC
Washington, DC
www.facebook.com/StandUpPaddleDC
(202) 550-8699

Streetsense
3 Bethesda Metro
#140
Bethesda, MD 20814
www.streetsense.com
(301) 652-9020

The Hive 2.0
1227 Good Hope Rd. SE
Washington, DC 20020
www.thedchive.com
(202) 733-6810

Thompson Boat Center
2900 Virginia Ave. NW
Washington, DC 20007
www.thompsonboatcenter.com
(202) 333-9543

Tidal Basin Paddle Boats
1501 Maine Ave. SW
Washington, DC 20024
www.tidalbasinpaddleboats.com
(202) 479-2426

Washington Parks and People
2437 Fifteenth St. NW
Washington, DC 20009
www.washingtonparks.net
(202) 462-7275
Appendix C: Development Directory and Timeline

Figure AC.1. Development timeline for Ward 8, by distance from Bridge Park

Circles are sized according to the square footage of the development.
Figure AC.2. Development timeline for Ward 6, by distance from Bridge Park
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Approx. Location</th>
<th>Distance to Bridge (mi)</th>
<th>Main Type</th>
<th>Status</th>
<th>Firm</th>
<th>Date Start</th>
<th>Date End</th>
<th>Square Feet</th>
<th>Hotel Rooms</th>
<th>Sources</th>
</tr>
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<tbody>
<tr>
<td>Anacostia Streetcar</td>
<td>JBAB to Buzzard Point, by way of Anacostia &amp; Bridge Park</td>
<td>Varies</td>
<td>Infrastructure</td>
<td>Long Term</td>
<td>DDOT, LKT, Fort Myer Construction</td>
<td>2014</td>
<td>2020</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Anacostia Riverwalk Trail</td>
<td>Along Anacostia River</td>
<td>Varies</td>
<td>Civic</td>
<td>Under Const.</td>
<td>AWI, DDOT</td>
<td>Mar 2012</td>
<td>Mar 2016</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>11th Street Bridge (hwy &amp; local)</td>
<td>11th Street Bridge</td>
<td>0.00</td>
<td>Infrastructure</td>
<td>Near Term</td>
<td>DDOT, Skanska, AECOM, etc.</td>
<td>2009</td>
<td>2016</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Poplar Point</td>
<td>Anacostia River and Howard Rd SE</td>
<td>0.10</td>
<td>Mixed-use</td>
<td>Long Term</td>
<td>Multiple firms have submitted proposals</td>
<td>2003</td>
<td>?</td>
<td>3,237,000</td>
<td>1,000,000</td>
<td>400,000</td>
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<tr>
<td>Reeves Center (new SE re-location)</td>
<td>1800 MLK Jr Ave SE</td>
<td>0.19</td>
<td>Office</td>
<td>Long Term</td>
<td>DMPED</td>
<td>?</td>
<td>Late 2017</td>
<td>-</td>
<td>200,000</td>
<td>-</td>
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<tr>
<td>Busboys and Poets Anacostia</td>
<td>2010 MLK Jr Ave SE</td>
<td>0.30</td>
<td>Retail/Commercial</td>
<td>Long Term</td>
<td>Andy Shallal and Washington DC LISC</td>
<td>?</td>
<td>?</td>
<td>-</td>
<td>5,000</td>
<td>7,000</td>
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<tr>
<td>Cedar Hill (aka W St Townhomes)</td>
<td>1252 W Street SE</td>
<td>0.41</td>
<td>Residential</td>
<td>Long Term</td>
<td>Four Points LLC / Comstock Homes</td>
<td>2010</td>
<td>2017</td>
<td>41,000</td>
<td>-</td>
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<tr>
<td>Curtis Properties at MLK - Phase I</td>
<td>2235 Shannon Place SE</td>
<td>0.42</td>
<td>Mixed-use</td>
<td>Under Const.</td>
<td>Four Points LLC and Curtis Development</td>
<td>Aug 2013</td>
<td>2014</td>
<td>57,300</td>
<td>480,900</td>
<td>57,300</td>
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<tr>
<td>Project Name</td>
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<td>Distance to Bridge (mi)</td>
<td>Main Type</td>
<td>Status</td>
<td>Firm</td>
<td>Date</td>
<td>Square Feet</td>
<td>Hotel Rooms</td>
<td>Sources</td>
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<tr>
<td>Curtis Properties at MLK - Phase III</td>
<td>MLK Jr Ave SE and W St SE</td>
<td>0.42</td>
<td>Mixed-use</td>
<td>Long Term</td>
<td>Four Points LLC and Curtis Development</td>
<td>??</td>
<td>343,700</td>
<td>-</td>
<td>88,400</td>
<td>WDCEP 2013</td>
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<tr>
<td>Cedar Hill Flats (aka Big K site)</td>
<td>2228 MLK Jr Ave SE</td>
<td>0.49</td>
<td>Mixed-use</td>
<td>Near Term</td>
<td>Chapman Development LLC / DC DHCD</td>
<td>2014 - 2015</td>
<td>114,000</td>
<td>-</td>
<td>14,000</td>
<td>WDCEP 2013, Muller 2014</td>
</tr>
<tr>
<td>Riverside at Poplar Point Place</td>
<td>Howard Rd and Suitland Parkway SE</td>
<td>0.61</td>
<td>Mixed-use</td>
<td>??</td>
<td>Redbrick Partners</td>
<td>??</td>
<td>750,000</td>
<td>1,200,000</td>
<td>220,000</td>
<td>WDCEP 2013, Sernovitz 2013</td>
</tr>
<tr>
<td>The Buxton Condos</td>
<td>1700 W St SE</td>
<td>0.70</td>
<td>Residential</td>
<td>Under Const.</td>
<td>Manna Inc.</td>
<td>2013 - 2014</td>
<td>32,000</td>
<td>-</td>
<td>-</td>
<td>Manna Inc. 2014, Kaufman 2013</td>
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<tr>
<td>South Capitol Street Corridor</td>
<td>South Capitol Street SE &amp; Frederick Douglas Bridge</td>
<td>0.71</td>
<td>Infrastructure</td>
<td>Under Const.</td>
<td>DDOT</td>
<td>Fall 2014 - Dec 2018</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>WDCEP 2013</td>
</tr>
<tr>
<td>Sheridan Station</td>
<td>2516 Sheridan Rd SE</td>
<td>0.73</td>
<td>Residential</td>
<td>Near Term</td>
<td>WC Smith</td>
<td>2008 - July 2015</td>
<td>330,000</td>
<td>-</td>
<td>-</td>
<td>WDCEP 2013, Cooper 2013</td>
</tr>
<tr>
<td>Barry Farm</td>
<td>1200 Stevens Rd SE</td>
<td>0.79</td>
<td>Mixed-use</td>
<td>Near Term</td>
<td>A&amp;R Dev. Corp, Preservation of Affordable Housing Inc., DCHD</td>
<td>2013 - 2016</td>
<td>2,000,000</td>
<td>58,730</td>
<td>86,000</td>
<td>WDCEP 2013, Neibauer 2012b, Wiener 2013</td>
</tr>
<tr>
<td>Barry Farm Rec Center</td>
<td>1230 Sumner Rd SE</td>
<td>0.79</td>
<td>Civic</td>
<td>Long Term</td>
<td>Torti Gallas and Partners</td>
<td>2005 - 2019</td>
<td>-</td>
<td>8,800</td>
<td>20,500</td>
<td>WDCEP 2013, Neibauer 2014a</td>
</tr>
</tbody>
</table>
Table AC.1. Detailed Ward 8 development info, ctd.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Approx. Location</th>
<th>Distance to Bridge (mi)</th>
<th>Main Type</th>
<th>Status</th>
<th>Firm</th>
<th>Date</th>
<th>Square Feet</th>
<th>Hotel Rooms</th>
<th>Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park 22</td>
<td>1406 22nd St SE</td>
<td>0.82</td>
<td>Residential</td>
<td>Complete</td>
<td>Stanton View Development</td>
<td>Mar 2013</td>
<td>15,000</td>
<td></td>
<td>M Squared RE 2014 Stanton View Development 2014</td>
</tr>
<tr>
<td>Matthews Memorial Terrace</td>
<td>2632 MLK Jr Ave SE</td>
<td>0.92</td>
<td>Residential</td>
<td>Complete</td>
<td>Matthews Memorial Church, Community Builders and Creative Opportunity Ventures Inc.</td>
<td>2010</td>
<td>59,992</td>
<td>3,200</td>
<td>WDCEP 2013 DMPED 2012 Community Builders 2012</td>
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<tr>
<td>Stanton Square</td>
<td>On Stanton Rd, between Pomeroy and Elvans Rd SE</td>
<td>0.99</td>
<td>Residential</td>
<td>??</td>
<td>Horning Brothers and Community of Hope</td>
<td>2013</td>
<td>200,000</td>
<td>78,000</td>
<td>WDCEP 2013</td>
</tr>
<tr>
<td>St. Elizabeths West Campus</td>
<td>2701 MLK Jr Ave SE</td>
<td>1.11</td>
<td>Office</td>
<td>Long Term</td>
<td>GSA</td>
<td>2010</td>
<td>3,176,250</td>
<td></td>
<td>WDCEP 2013 Neibauer 2014b</td>
</tr>
<tr>
<td>St. Elizabeths East Campus</td>
<td>1100 Alabama Ave SE</td>
<td>1.56</td>
<td>Mixed-use</td>
<td>Long Term</td>
<td>DCOP and DMPED</td>
<td>2010</td>
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Table AC.2. Detailed Ward 6 development info, ctd.

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### Table AC.2. Detailed Ward 6 development info, ctd.

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**Table AC.2. Detailed Ward 6 development info, ctd.**

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<td>-</td>
<td>-</td>
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