

The Washington Post

Projects Reshaping Columbia Heights; [FINAL Edition]

The Washington Post. Washington, D.C.: Sep 4, 2003. pg. T.13

Full Text (591 words)

Copyright The Washington Post Company Sep 4, 2003

Eleven projects have been proposed for or are under construction along the 14th Street corridor in the Northwest Washington neighborhood of Columbia Heights, and proposals for two other sites are likely to be made this fall.

Many of the parcels have lain vacant since the 1968 riots, and most are owned by National Capital Revitalization Corp, the city's publicly chartered economic development firm. The planned apartments, shops and other amenities would substantially transform the main corridor in Columbia Heights, a neighborhood of poor and working-class households, many of them immigrant families, and a growing number of affluent professionals.

The projects are located on the adjacent map:

1. Dance Institute of Washington: This \$2.2 million project includes a dance school, day-care center and playground. A public hearing is scheduled for Sept. 13.
2. Tivoli Square: A \$37.5 million redevelopment of the historic Tivoli Theater would create a 250-seat performance space for GALA Hispanic Theater, a 53,000-square-foot Giant Food supermarket, 25,000 square feet of retail and 28,000 square feet of commercial space, a 230-car parking garage and 40 condominiums, eight of which would be sold at affordable rates to moderate-income households.
3. DC USA: A \$140 million retail development, anchored by Target, could include a health club and/or bowling alley. Likely tenants include Whole Foods and Bed Bath & Beyond, both of which have signed letters of intent with the developer. Negotiations with other retailers are underway.
4. Apartments and retail are planned for a triangle-shaped, Metro- owned parcel. A civic plaza is proposed for just off 14th Street.
5. Columbia Heights Plaza: A \$25 million, 147-unit residential building, either rental or condominium, would include about 29 units priced below market and reserved for low- to moderate-income households. Retail shops or restaurants would be on the first floor. On the southern edge of the site, facing Irving Street, Victory Heights, a 75-unit development for seniors with incomes no higher than 50 percent of the area median, is proposed.
6. Columbia Heights Station: A \$35 million apartment building, with shops or restaurants on the first floor, is planned. It would have a total of 235 rental units, nearly 50 of which would be priced below-market and reserved for low- to moderate-income households.
7. Greater Washington Urban League: A \$5.3 million renovation of the long-vacant Hines Funeral Home into the organization's new headquarters is under construction. Computer labs, meeting rooms and special event space are also planned for public use.
8. The Heights of Columbia: This \$13.9 million condominium development would have 56 units,

half of them affordable to, and reserved for, lower-earning households. A public hearing is scheduled for Sept. 13.

9. This parcel is slated for a residential building, with first- floor retail, but no developer has been selected. NCRC is considering developing the parcel itself.

10. A \$5.9 million, 33-unit condominium building has been proposed. Seven of the condos would be made available to limited- income households. A public hearing is scheduled for Sept. 13.

11. Duron Paint Store: A \$2.5 million building would replace the paint store at 14th and P streets in Logan Circle. The project has received final approval; groundbreaking is expected by year's end.

12. A \$4.5 million, 30-unit proposed condominium project would set aside six units for lower-income households. A hearing is set Sept. 13.

13. NCRC is preparing its request for proposals for this site and hopes to submit it to the D.C. Council this month. The site is slated for residences, with first-floor retail.

Source: National Capital Revitalization Corp. and Washington Metropolitan Area Transit Authority.

Reproduced with permission of the copyright owner. Further reproduction or distribution is prohibited without permission.

Section: *WEEKLY - DISTRICT*
ISSN/ISBN: 01908286
Text Word Count 591
Document URL:

© 2002, 2004 The Washington Post Company