



# Washington Sustainable Growth Alliance

*For Immediate Release*

## **Washington Sustainable Growth Alliance Recognizes Two Development Proposals in the National Capital Region**

**Contact Deborah Westbrooke, 301-986-5959 or [dwestbrooke@sgalliance.org](mailto:dwestbrooke@sgalliance.org), for additional information.**

### **ALLIANCE PARTNERS**

**Chesapeake Bay Foundation**

**Coalition for Smarter Growth**

**Enterprise Community Partners**

**Greater Washington Board of Trade**

**Metropolitan Washington Builders Council**

**ULI Terwilliger Center for Housing**

**ULI Washington**

**(Bethesda – February 21, 2012)** An independent jury formed by the Washington Sustainable Growth Alliance has granted Smart and Sustainable Growth Recognition to the Woodmont/7200 redevelopment in Bethesda, Maryland for its mixed use site plan for the revitalization of the Bethesda downtown core, and to the Hine School Redevelopment in the District of Columbia, which will contribute to the revitalization of the Capitol Hill Historic District.

The Hine School Redevelopment won Final Recognition by the Alliance and a special Affordable Housing Distinction for addressing the housing needs of low and extremely low income households. The project also won Joint Recognition by the Alliance and the ULI Terwilliger Center for Housing for making more than ten percent of the proposed residential units affordable to households earning between 60 and 120 percent of the Area Median Income.

The Alliance is a partnership among seven diverse regional organizations including the Chesapeake Bay Foundation, the Coalition for Smarter Growth, Enterprise Community Partners, the Greater Washington Board of Trade, the Metropolitan Washington Builders' Council, ULI Washington, and the ULI Terwilliger Center for Housing. These groups traditionally held opposing views on growth issues, but now work together to promote smart and sustainable development and conservation in the National Capital Region.

The region is projected to add 2 million more people and 1.6 million new jobs by 2030. The challenge is to find ways to accommodate this growth while enhancing our neighborhoods and protecting the environment. Smart and Sustainable Growth Recognition provides a way for environmental and civic organizations to support development that is good for community and good for the environment. As jury member Lee Epstein noted, "The more smart growth projects get built, accommodating the demand for housing and commercial space in the region while energizing already urbanized areas, the less that demand will be felt in the rural areas and on the working lands that are most important to conserve."

## **Hine School Redevelopment District of Columbia**

**Feb 21, 2012**

### **Applicant: Stanton – Eastbanc**

The Washington Sustainable Growth Alliance granted the Hine School Redevelopment proposal Final Recognition, as well as Affordable Housing Distinction for providing affordable housing for low and very low income households. In addition, the project won Joint Recognition by the Alliance and the ULI Terwilliger Center for Housing for making more than ten percent of the proposed residential units affordable to households earning between 60 and 120 percent of the Area Median Income.

The proposal is for the redevelopment of the 3.16-acre site now occupied by the vacant Hine Junior High School located on Pennsylvania Avenue between 7<sup>th</sup> and 8<sup>th</sup> Streets Southeast.



The proposed development will fill the entire block with mix of uses including residential, a potential hotel, office and retail. Ground-floor retail will be developed along most of the surrounding street frontages. By replacing a vacant and obsolete school building with a fine-grained mix of residential, office and

retail uses at higher densities across the street from the Eastern Market Metrorail Station, the development will support walking, biking and transit use and contribute greatly to the revitalization of the Capitol Hill Historic District.

With ground-floor retail, ample pedestrian amenities, enclosed loading facilities and underground parking, the development will extend the active streetscape along 7<sup>th</sup> Street SE and also provide a visual link to the Barracks Row commercial area. The development provides added connectivity to the surrounding area, particularly the Eastern Market, by re-opening C Street to the public. In addition, the development will provide a plaza along the new street with public space for outdoor flea market vendors that now use the vacant school parking lot. The development will support continuation of the market by allowing weekend use of the parking garage and loading dock area by vendors. The development will also utilize green roofs and other techniques to treat storm water onsite.

Just as important is the provision of much needed affordable and workforce housing in the heart of the city. From 26 to 36 percent of the residential units will be affordable, depending on whether a hotel is included in the development. At least 16 of these will be devoted to seniors 55 and older. The Alliance commends both the District government and the developer for the innovative public-private partnership that makes this public benefit possible.

**Woodmont/7200**  
**Bethesda, Maryland**  
**Applicant: JBG Associates**

**Feb 21, 2012**

The Washington Sustainable Growth Alliance granted the Woodmont/7200 proposal by JBG Associates Preliminary Recognition for a high-density, mixed-use development on the north side of Bethesda Avenue between Woodmont Avenue and Wisconsin Avenue, in the heart of Bethesda's downtown core. The proposal is to develop a mix of uses including office, hotel, and retail, totaling over 1.2 million square feet of gross floor area located in close proximity to Bethesda Metro and other transit options. The site is currently occupied by a one story cinder block structure and an eight story office building, both of which will be demolished and replaced, and other buildings (7255 Woodmont Avenue, 7200 Wisconsin Avenue, and 7220 Wisconsin Avenue) that will remain, but 7200 Wisconsin will undergo some renovation to update its architecture and interaction with the street.

The project will contain a new building with 311,000 square feet of trophy office space and 9,000 square feet of retail, a 224-room luxury hotel with 7,500 square feet of meeting space, and 5,000 square feet of ground floor retail fronting on Bethesda Avenue near the intersection with Wisconsin Avenue. The existing 7200 Wisconsin Avenue office building will receive a new lobby and courtyard, over 35,000 square feet of retail, and a new top office floor.

In an effort to bring street activating retail to the pedestrian areas, the underutilized open space patio located at the corner of Wisconsin Ave and Bethesda Ave will be relocated to provide better quality open space, and replaced with a one-story retail component as part of a renovation of the 7200 Wisconsin Ave building. The development will also utilize such green building design practices as green roofs.

By increasing density and ground-floor retail along the street frontages, the proposal will help extend the pedestrian experience of Bethesda Row to Wisconsin Avenue, as well as support transit use.

The development fronts the portion of Bethesda Avenue that serves as the route of the Capital Crescent Trail.

The trail development, along with well-placed and attractive public space, will support trail users as well as pedestrian activity and transit use by residents, employees, and visitors to the area.



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