

8 PLANNED DEVELOPMENTS

There are no planned developments within the study area. However, new development is taking place just outside of the study area in Columbia Heights. A list of approved projects with planned delivery days in 2007, 2008, and 2009 are in Table 1-12.

Table 1-12 Planned Developments

Square	Developer	Location	Site Size	Use	Parking	Delivery
2674	Grid Properties	3100 14 th St, NW	445,000 sq. ft.	Commercial	1000	2008
2678	Metro Properties	3460 14 th St, NW	353,792 sq. ft.	Residential	247	2009
2672	CHV/Donatelli (Highland Park)	3000 14 th St, NW	183,624 sq. ft.	Residential	278	2008
2572	Kalorama West	2480 16 th St, NW	99,000 sq. ft.	Residential	150	2010
2578	Castleton Holdings	1601 Fuller St, NW	96,000 sq. ft.	Residential	0	10/ 2007
2684	Trinity AME Zion Church	1400 Meridian Pl	41,000 sq. ft.	Residential	120	10/2007
2827	N&C Construction	3505-3509 14 th St, NW	12,893 sq. ft.	Residential/ Commercial	7	2008

Source: www.wdcep.com/development/search.php

Grid Properties is developing the retail space referred to as DC USA. This development, which will have 445,000 square feet of commercial space and 1,000 parking spaces, is located across from the Columbia Heights Metro Station. A Traffic Impact Analysis conducted by a consultant in October 2004 concluded that the traffic generated by DC USA will not substantially degrade traffic conditions in Mount Pleasant. The LOS for overall intersections and individual approaches will remain in the acceptable range. The analysis notes that individual approaches and intersection delays increase, some to LOS E, but delays of this magnitude are common in downtown environments. Given that the property is being built at locations with high levels of transit service it is expected that half of all trips will be generated by means other than automobile.

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