

2017

ULI WASHINGTON REAL ESTATE TRENDS CONFERENCE →

# AWARDS FINALISTS



**Urban Land  
Institute**

Washington



**LCOR**

MAYHOOD

# A message from the Jury Foreman

This year's 54 applications for the Trend Awards reflect the best of the Washington real estate community's creativity and dedication to creating livable, sustainable places. The new category of Adaptive Reuse attracted a good number of applications, demonstrating how much this kind of project is contributing to increasingly diversified development in our region. The jurors were also impressed by the number, quality and variety of public-private partnerships that were represented among the projects. The jury did not find it easy to narrow the field but we are sure that the finalists described in this handout are the best in their categories, providing models for vibrant housing, commercial and mixed-use development in our region's communities. We are excited to announce the winners at the Trends conference today.

**Bob Peck**

JURY FOREMAN

# Kudos to all projects that submitted applications:

12435 Park Potomac Avenue

1775 Tysons Boulevard

2050 M Street

5600 Fishers Lane

601 Massachusetts Avenue

7001 Arlington Road at Bethesda

900 16th Street

Anthology

Arris

Beale House

Capitol Crossing

DC United Soccer Stadium

Dock 79

Dunbar Senior High School

E-lofts Alexandria

Flats 8300

Fraiser

Galvan at Twinbrook

Greensboro Station

Hyatt Place DC National Mall and Engine Company

13 Fire Station

John and Jill Ker Conway Residence  
Lot 31–The Darcy + The Flats at Bethesda Row  
Masseria  
Maurice Electric at Union Market  
Modera Mosaic  
Octave 1320  
Park Van Ness  
Progress Place  
Shops at Dakota Crossing  
Silverline Center  
Terrapin Row  
The Aspen  
The Bartlett  
The Bonifant  
The Boro  
The George Apartments  
The Harry and Jeanette Weinberg Commons  
The Hepburn  
The Mill at 15  
The Perry  
The Sanctuary  
The Springs Apartments  
The Wharf  
Turkish American Community Center  
UDC Student Center  
We Work We Live Crystal City  
West Broad Residences  
Whiman-Walker Health Center

# Special Recognition for Development on Public Lands

Over the past decade, the Washington region has experimented more than most with the use of public land to realize important community benefits, especially affordable housing. This year's Trends Awards applications demonstrate the region's embrace of this approach. The jury was impressed with the complexity and benefit of these projects, highlighted here:

- **THE JOHN AND JILL KER CONWAY RESIDENCE:** developed by Community Solutions International, Inc. and McCormack Baron Salazar, serving homeless and low-income veterans, with related support services, on former city-owned land in the NoMa neighborhood of DC.
- **THE BONIFANT AT SILVER SPRING:** a senior housing project developed by Montgomery Housing Partnership and Donohoe Development, on a long-term ground lease from Montgomery County, adjacent to a new public library.

- **THE WEST BROAD RESIDENCES:** 285 rental units and a grocery store developed by Rushmark Properties, in the City of Falls Church on a city-owned parcel.
- **HYATT PLACE DC NATIONAL MALL AND ENGINE COMPANY 12 FIRE STATION:** developed by CityPartners, Potomac Investment Properties, DC Strategy Group, Paramount Development and Adams Investment Group, on a small city-owned former surface parking lot, providing a mixed-use building with hotel, fire station, non-profit office, and retail.
- **LOT 31, THE DARCY AND THE FLATS AT BETHESDA AVENUE:** 250 residential units, a 940-space public parking garage, and ground floor retail developed by PN Hoffman and Stonebridge Carras, on a former 3.3 acre Montgomery County-owned surface parking lot.
- **ARRIS, AT THE YARDS,** a 327 rental units developed by Forest City Washington, and **THE WHARF,** with 870 residential units in Phase 1 developed by Hoffman Madison, both part of DC's Anacostia Waterfront Initiative.

# Awards Criteria

## **INNOVATION**

Incorporation of unique methods or approaches in development of projects, policies, and initiatives.

## **DEVELOPMENT APPROACH**

Overall challenges overcome in the assembly of project elements, project partners, and the approach to the development process.

## **LAND USE ECONOMICS**

Approach to the determination of feasible land uses and project phasing strategy in the context of prevailing urban economics.

## **PROJECT FINANCE**

Approach to project finance in the context of the capital marketplace.

## **ACCESS AND MOBILITY**

Incorporation of transit-friendly measures, which advance multi-modal mobility and foster walkability.

## **SUSTAINABILITY**

Incorporation of development strategies, which advance human health, environmental sustainability, and natural resource efficiency.

## **COMMUNITY AND CULTURE**

Incorporation of arts, culture and local community benefits into the programming of the project.

## **DESIGN EXCELLENCE**

Overall approach and execution of the urban, architectural, and landscape design of the project.

# Finalists

## **EXCELLENCE IN HOUSING DEVELOPMENT**

John & Jill Ker  
Conway Residence

The Springs Apartments  
Park Van Ness

## **EXCELLENCE IN OFFICE DEVELOPMENT**

5600 Fishers Lane  
Maurice Electric at  
Union Market

## **EXCELLENCE IN MIXED-USE DEVELOPMENT**

Lot 31–The Darcy and the  
Flats at Bethesda Avenue  
Engine Company 13 and  
Hyatt Place Hotel

## **EXCELLENCE IN INSTITUTIONAL DEVELOPMENT**

Dunbar High School  
Turkish American  
Community Center  
UDC Student Center

## **EXCELLENCE IN ADAPTIVE REUSE**

Hotel Hive  
The Octave

## **IMPACT AWARD**

The Bonifant  
The Wharf



EXCELLENCE IN HOUSING DEVELOPMENT



## John & Jill Ker Conway Residence

WASHINGTON, DC

John and Jill Ker Conway Residence is a permanent supportive housing development that fills a unique niche in a market sorely lacking in affordable shelter. The largest permanent supportive housing development in the District dedicated to serving veterans transitioning from homelessness, the Residence is located in the rapidly developing NoMa neighborhood in downtown Washington, DC. The striking design concept engages the adjacent historic building and delivers stacked, staggered blocks, allowing units to take advantage of views to the south and the west toward the US Capitol and the National Mall.

**DEVELOPER**\_\_\_\_\_Community Solutions International, Inc. and McCormack Baron Salazar

**OWNER**\_\_\_\_\_National Capitol Commons LLP

**ARCHITECT/DESIGNER**\_\_\_\_\_DLR Group| Sorg| Westlake Reed Leskosky (Formerly Sorg Architects)

**CIVIL ENGINEER**\_\_\_\_\_christopher consultants

**GENERAL CONTRACTOR**\_\_\_\_\_GCS-Sigal, LLC

**LEGAL COUNSEL**\_\_\_\_\_Klein Horning LLP

**FINANCIAL PARTNERS**\_\_\_\_\_various sources

**STRUCTURAL ENGINEER**\_\_\_\_\_SK&A Structural Engineers

**MECHANICAL, ELECTRICAL  
AND PLUMBING ENGINEER**\_\_\_\_\_Allen & Shariff

EXCELLENCE IN HOUSING DEVELOPMENT



# The Springs Apartments

ARLINGTON, VA

The Springs, developed by Arlington Partnership for Affordable Housing, is a 104-unit mixed use development that provides new, Metro-accessible affordable apartments on a 0.92 acre site in Ballston, North Arlington. The Springs is Virginia's first Earthcraft Platinum certified multifamily development, enabling households to benefit from healthy, comfortable building while maintaining low utility bills. Living at the Springs connects residents with a setting and tools to stabilize and improve their lives. The name of the building is a play upon meanings of the word – a season of growth and development; a source of supply; a source of action; to originate or arise from – that reflect Arlington Partnership for Affordable Housing's upward mission.

**DEVELOPER**\_\_\_\_\_Arlington Partnership for Affordable Housing, Inc. (APAH)

**OWNER**\_\_\_\_\_The Springs Apartments, L.P.

**ARCHITECT/DESIGNER**\_\_\_\_\_Kishimoto Gordon Dalaya PC (KGD)

**CIVIL ENGINEER**\_\_\_\_\_Walter L. Phillips, Inc.

**LANDSCAPE ARCHITECT**\_\_\_\_\_LSG Inc.

**GENERAL CONTRACTOR**\_\_\_\_\_The Bozzuto Group  
(Bozzuto Construction)

**LEGAL COUNSEL**\_\_\_\_\_Bean, Kinney & Korman , P.C. and  
Gallagher, Evelius & Jones LLP

**FINANCIAL PARTNERS**\_\_\_\_\_VHDA, Bank of America Merrill  
Lynch, Arlington County

**CONSTRUCTION MANAGER**\_\_\_\_\_KCM, Inc.

EXCELLENCE IN HOUSING DEVELOPMENT



# Park Van Ness

WASHINGTON, DC

Park Van Ness is one of those rare projects that truly exemplify the inextricable link between urban design and architecture. This beautifully designed and executed multi-family project includes 271 units on 11 levels, 225 parking spaces, and a full range of first-class amenities. The building provides 75% of the units with views of the Soapstone Valley Park, celebrating what the community has to offer. In Park Van Ness, the willingness to invest in quality, the commitment to design excellence, and a great location have combined in a multi-family project that will set the standard for decades to come.

DEVELOPER \_\_\_\_\_ Saul Centers, Inc.

OWNER \_\_\_\_\_ Saul Subsidiary II Limited Partnership

ARCHITECT/DESIGNER \_\_\_\_\_ Torti Gallas + Partners, Inc.

CIVIL ENGINEER \_\_\_\_\_ Vika Capitol, LLC

LANDSCAPE ARCHITECT \_\_\_\_\_ Michael Vergason Landscape Architects, Ltd.

GENERAL CONTRACTOR \_\_\_\_\_ Clark Construction Group, LLC

LEGAL COUNSEL \_\_\_\_\_ Goulston & Storrs

INTERIOR DESIGNER \_\_\_\_\_ RD Jones & Associates

EXCELLENCE IN OFFICE DEVELOPMENT



5600 Fishers Lane

ROCKVILLE, MD

5600 Fishers was a truly comprehensive transformation from a Class C office building into a best-in-class trophy building. By creating a sense of community around the existing Twinbrook area, 5600 Fishers will continue to bring increased investment, development and tenants to the areas, specifically in the areas of health and bioscience. The building has ensured the continued presence of over 4,000 jobs in Montgomery County and the Twinbrook Metro community for the next decade and a half, creating long-lasting value for the Twinbrook community.

DEVELOPER\_\_\_\_\_The JBG Companies

OWNER\_\_\_\_\_Fishers Lane LLC

ARCHITECT/DESIGNER\_\_\_\_\_Gensler

CIVIL ENGINEER\_\_\_\_\_VIKA

LANDSCAPE ARCHITECT\_\_\_\_\_HOK

GENERAL CONTRACTOR\_\_\_\_\_Davis Construction

FINANCIAL PARTNERS\_\_\_\_\_Cammeby's, Raymond Jones



EXCELLENCE IN OFFICE DEVELOPMENT



## Maurice Electric at Union Market

WASHINGTON, DC

Imagine what happens when design, media, science, tech, art, non-profit, sports and food come together in a heritage building in our nation's capitol—it is happening at Maurice Electric. Maurice Electric is a co-working space that reflects businesses' individual styles. Businesses grow, and this space makes that easy. Maurice Electric has a style that embodies the personalities that embrace this place as home—it has an edge, it's urban, different, real, creative and rooted in heritage.

DEVELOPER \_\_\_\_\_ EDENS

ARCHITECT/DESIGNER \_\_\_\_\_ JCA

CIVIL ENGINEER \_\_\_\_\_ Bohler Engineering

GENERAL CONTRACTOR \_\_\_\_\_ RW Murray



EXCELLENCE IN MIXED-USE DEVELOPMENT



Lot 31–The Darcy and The Flats at Bethesda Avenue

BETHESDA, MD

Adjacent to the booming Bethesda Row, Lot 31—The Darcy +The Flats at Bethesda Avenue, provides an immense below-grade, state of the art, column free, public parking garage for Montgomery County and two residential buildings along with ground floor retail with many options of shopping and dining. Situated by the Capital Crescent Trail, it was important for the developers to incorporate the walkable community into the plan and further link residents and the surrounding neighborhoods to the trail.

DEVELOPER\_\_\_\_\_PN Hoffman and  
Stonebridge Carras

ARCHITECT/DESIGNER\_\_\_\_\_SK+I Architecture

CIVIL ENGINEERING\_\_\_\_\_Rodgers Consulting

LANDSCAPE ARCHITECT\_\_\_\_\_Lee & Associates

GENERAL CONTRACTOR\_\_\_\_\_Clark Construction



EXCELLENCE IN MIXED-USE DEVELOPMENT



Engine Company 13 and Hyatt Place Hotel

WASHINGTON, DC

400 E Street, SW, is an innovative mixed-use project that is the manifestation of a successful public-private partnership. The building features a Hyatt Place hotel, with top-of-class occupancy levels, room rates, and an exceptional rooftop bar with views of Washington, DC, while housing the first brand new fire station to be built in DC in over 20 years. This new home for Engine Company 13 features a state-of-the-art facility that serves the growing population of Southwest DC. This is the first time ever that a DC fire station has been incorporated into a commercial building, thereby innovating land use in a dense urban setting.

**DEVELOPER(S)**\_\_\_\_\_CityPartners; Potomac Investment Properties; DC Strategy Group, Paramount Development; Adams Investment Group

**ARCHITECT(S)/DESIGNER(S)**\_WDG; Jane Nelson Architects; HVS Interiors

**CIVIL ENGINEER**\_\_\_\_\_Wiles Mench

**LANDSCAPE ARCHITECT**\_\_\_\_Wiles Mench

**GENERAL CONTRACTOR**\_\_\_\_Clark Construction

**LEGAL COUNSEL**\_\_\_\_\_Holland and Knight; Barry Haberman

**FINANCIAL PARTNER**\_\_\_\_\_EB5 Capital

EXCELLENCE IN INSTITUTIONAL DEVELOPMENT



# Dunbar High School

WASHINGTON, DC

The new Dunbar High School raises the bar for sustainable, high performance school design by being the highest rated LEED school in the world. Founded in 1870, Paul Laurence Dunbar High School was the first public high school for African Americans and its alumni include people of extraordinary accomplishment. Upon moving into their new building, Dunbar posted the highest test score gains of any high school in the city. Reading scores jumped 24% and math scores increased by 7%. Graduation rates have also increased by 10%.

DEVELOPER	DC Department of General Services
OWNER	DC Public Schools
ARCHITECT/DESIGNER	Perkins Eastman (Prime)/ Moody Nolan (Associate Architect)
CIVIL ENGINEER	AMT, LLC.
LANDSCAPE ARCHITECT	Landscape Architecture Bureau
GENERAL CONTRACTOR	Smoot/Gilbane: A Joint Venture
MEP ENGINEER	Setty & Associates
STRUCTURAL ENGINEER	SK&A Engineers
AV/IT	Shen Milsom Wilke
FOOD SERVICE	Nyikos
POOL DESIGN	Aquatic Design Group
LEED MANAGEMENT	Sustainable Design Consulting



EXCELLENCE IN INSTITUTIONAL DEVELOPMENT



Turkish American Community Center

LANHAM, MD

Situated in Lanham, Maryland on nearly 12 acres in a single family residential area, the Turkish American Community Center consists of 5 buildings and an underground parking garage. The buildings feature a Mosque constructed in the 16th century high Ottoman style, a Fellowship Hall (serving traditional Turkish meals and coffee), a Cultural Center with a 200 seat auditorium, library, and crafts rooms, a Turkish Bath with an underground swimming pool and a regulation basketball court, and a residence hall for students and pilgrims. The project provides the facilities to be the prime focal point for Islamic studies and the Muslim community in the region.

**DEVELOPER**\_\_\_\_\_ Turkish American  
Community Center

**ARCHITECT(S)/DESIGNER(S)**\_Fentress Architects (AOR)/  
HASSA (designer)

**CIVIL ENGINEER**\_\_\_\_\_ Capitol Development Design, Inc.

**LANDSCAPE ARCHITECT**\_\_\_\_ Capitol Development Design, Inc.

**GENERAL CONTRACTOR**\_\_\_\_ Balfour Beatty US (Design/Build)

**LEGAL COUNSEL**\_\_\_\_\_ Shipley & Horne, PA

**FINANCIAL PARTNER**\_\_\_\_\_ Self-funded

**MEP**\_\_\_\_\_ Allen and Shariff,  
Columbia, Maryland

**STRUCTURAL**\_\_\_\_\_ SK&A, Potomac, Maryland

EXCELLENCE IN INSTITUTIONAL DEVELOPMENT



# UDC Student Center

WASHINGTON, DC

The Student Center, the first new building on the campus in 40 years, is representative of a new era at the University of the District of Columbia. The streetscape design animates the public realm, the design and clock tower rebrands the school, both physical and metaphorically as a 21st century institution of higher learning. The LEED Platinum designation serves as a model of sustainability and green practices.

DEVELOPER \_\_\_\_\_ DC Government/University  
of the District of Columbia

ARCHITECT(S)/DESIGNER(S) CannonDesign;  
Marshall Moya Design

CIVIL ENGINEER \_\_\_\_\_ Delon Hampton & Associates

LANDSCAPE ARCHITECT \_\_\_\_\_ Lee and Associates

GENERAL CONTRACTOR \_\_\_\_\_ Forrester Construction

LEGAL COUNSEL \_\_\_\_\_ Goulston & Storrs

MEP \_\_\_\_\_ Setty and Associates



EXCELLENCE IN ADAPTIVE REUSE



# Hotel Hive

WASHINGTON, DC

Located in the Foggy Bottom neighborhood, Hotel Hive is the first micro-hotel in the Washington metro area. The design focused on refined minimalism to create clean lines and an efficient use of space. Transforming a dilapidated 116-year-old hotel, 20,780 square foot building (located within a historic district) into a desirable, technology-driven new brand without sacrificing its historic character was truly important to the developer, and that is what was achieved.

DEVELOPER\_\_\_\_\_Abdo Development

OWNER\_\_\_\_\_Abdo Development

ARCHITECT(S)/DESIGNER(S)\_Architect–Abdo Development;  
Interior Designer–Mai Abdo

GENERAL CONTRACTOR\_\_\_\_\_Abdo Construction

LEGAL COUNSEL\_\_\_\_\_Goulston & Storrs

FINANCIAL PARTNER\_\_\_\_\_Cardinal Bank



EXCELLENCE IN ADAPTIVE REUSE



# The Octave

SILVER SPRING, MD

Centrally located to the Metro and Downtown Silver Spring, The Octave provides a new use for a once important office building in the region. Through reuse of an existing building in an excellent location and coupled with efficient design, the building provides modern and financially accessible homeownership opportunities for those currently priced out of the Montgomery County and the Greater Washington, D.C. market.

DEVELOPER \_\_\_\_\_ Promark

ARCHITECT/DESIGNER \_\_\_\_\_ BKV Group

CIVIL ENGINEER \_\_\_\_\_ Macris, Hendricks, &  
Glascock, P.A.

LANDSCAPE ARCHITECT \_\_\_\_\_ BKV Group

GENERAL CONTRACTOR \_\_\_\_\_ Eichberg Construction

LEGAL COUNSEL \_\_\_\_\_ Ballard Spahr

FINANCIAL PARTNER \_\_\_\_\_ BB&T; Montgomery County, MD





IMPACT AWARD



# The Bonifant

SILVER SPRING, MD

The Bonifant is the first residential property built alongside a public use facility (a county library) in Montgomery County and is part of a new innovative effort to use county-owned land to increase the supply of housing affordable to lower-income senior residents, allowing them to naturally become a part of the wider community, visiting the library and taking advantage of all the community can offer with diverse restaurants and retail shops. Located in the heart of seniors' existing support networks, the development is within walking distance of rich array of amenities and transit options such as the Metro, bus, and ultimately the Purple Line, which the Bonifant is built directly over.

**DEVELOPER:**\_\_\_\_\_ Montgomery Housing Partnership (MHP); Donohoe Development Company

**OWNER**\_\_\_\_\_ Montgomery Housing Partnership

**ARCHITECT/DESIGNER**\_\_\_\_\_ VOA Associates

**CIVIL ENGINEER**\_\_\_\_\_ Soltesz

**LANDSCAPE ARCHITECT**\_\_\_\_\_ Parker Rodriguez

**GENERAL CONTRACTOR**\_\_\_\_\_ Donohoe Construction

**LEGAL COUNSEL**\_\_\_\_\_ Klein Horning

**FINANCIAL PARTNER**\_\_\_\_\_ MCDHCA; State of Maryland; Wells Fargo; Capital One; Enterprise Community Partners; AGM Financial; US HUD

IMPACT AWARD



# The Wharf

WASHINGTON, DC

The Wharf is reestablishing Washington, DC, as a true waterfront city and destination. This remarkable, mile-long stretch along the Washington Channel of the Potomac River is coming to life with restaurants, retailers, residences, and businesses to enjoy the monumental views and vibrant culture that will be easily accessed via public transportation, water taxi, bike trails, and ample parking. It will offer a true mix of uses for the neighborhood, and is a model public-private partnership for the region.

**DEVELOPER** \_\_\_\_\_ Hoffman-Madison Waterfront

**ARCHITECT/DESIGNER** \_\_\_\_\_ Master Developer–  
Perkins Eastman

**CIVIL ENGINEER** \_\_\_\_\_ AMT

**LANDSCAPE ARCHITECT** \_\_\_\_\_ Lee and Associates, Inc.  
and LAB

**GENERAL CONTRACTOR** \_\_\_\_\_ Clark Construction;  
Balfour Beatty; Donohoe

**MARITIME PLANNING** \_\_\_\_\_ Moffat & Nichol  
**AND ENGINEERING**



# Trends Awards Jury

**Bill Bonstra**

FOUNDER AND MANAGING  
PARTNER, BONSTRA  
HARESIGN ARCHITECTS

**Katie Bucklew**

VICE-PRESIDENT,  
INVESTMENTS EDENS

**Joe Carrol**

SENIOR VICE PRESIDENT,  
LOWE ENTERPRISES

**Juanita Hardy**

SENIOR VISITING  
FELLOW FOR CREATIVE  
PLACEMAKING, ULI

**Vicki Davis**

PRESIDENT,  
URBAN ATLANTIC

**Diana Horvat**

PRINCIPAL, PERKINS + WILL

**Nina Janopaul**

CEO, ARLINGTON  
PARTNERSHIP FOR  
AFFORDABLE HOUSING

**Harriet Tregoning**

FORMER DIRECTOR,  
DC OFFICE OF PLANNING

**Bob Peck**

PRINCIPAL, CO-LEADER  
GOVERNMENT FIRMWIDE  
PRACTICE AREA, GENSLER

**Michael Winstanley**

PRINCIPAL, MICHAEL  
WINSTANLEY ARCHITECTS  
AND PLANNERS



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