



LAND ECONOMICS SOCIETY

GEORGE WASHINGTON CHAPTER

WASHINGTON, D.C.

**LAI  
LAND ECONOMICS  
WEEKEND**

**WASHINGTON, DC  
APRIL 23 - 25, 2015**

**Acknowledgements:**

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General Services Administration  
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City of Alexandria Department of Planning & Zoning  
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Monday Properties  
Union Station Redevelopment Corporation  
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District Architecture Center  
Clyde's, Gallery Place  
Cosmos Club**

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International Headquarters  
PO Box 72720  
Phoenix, AZ 85050  
Ph: 480-719-7404  
844-275-8714 (US/Canada Toll Free)  
Fax: 602-532-7865  
E-Mail la@lai.org  
www.lai.org

April 23, 2015

LAI Members and Guests,

I want to take this opportunity to welcome you to the 2015 Land Economics Weekend in Washington DC. The Land Economics Weekend is LAI's premier event.

Erwin Andres and his team at the George Washington Chapter have been planning the LEW for more than a year. The LEW is packed with great presentations highlighting current and future urban planning activities for Washington, DC, as well as site visits of major development projects.

The LAI business meeting also promises some exciting news. LAI hired Phil Adams and Lisa Kerpan of PS&A over a year ago to develop a brand enhancement strategy. Their work assisted by the efforts of the Brand Enhancement Committee lead by Cassandra Francis is culminating this week in the approval of a new identity for LAI. A new logo, website design, along with LAI and LAI Chapter brochures will be approved by the Board. In addition, the Board will be approving a work program to start thinking about the LAI Strategic Plan 2018-2022.

I still remember many events from the 2006 Washington DC LEW. The 2006 LEW included a presentation on the plans for the Newseum and a hard hat tour of the US Capitol Visitor Center led by the Architect of the Capitol.

The George Washington Chapter really knows how to put on a fascinating LEW. I am looking forward to a great series of events this weekend. Enjoy!!!

Tim Youmans  
LAI International President



April 23, 2015

Dear LAI Members and Guests:

The George Washington Chapter of LAI is honored to welcome you to Washington, DC for the Spring 2015 Land Economics Weekend. Washington, DC and the surrounding jurisdictions have experienced significant population and economic growth over the past 20 years, fueling many successful development projects throughout the region. These projects have revitalized older neighborhoods, connected new communities to the existing urban fabric, implemented sustainable, transit-oriented planning initiatives, maintained the preservation of unique historic assets, and exhibited world-class architecture and iconic placemaking. Our programs scheduled for this weekend are geared to showcase the various elements of land economics applied to these projects throughout the metropolitan Washington, DC region.

The President's Reception on Thursday night will be hosted atop the Venable LLP building (directly across from Hotel Monaco on 7<sup>th</sup> Street) in downtown Washington, DC, a neighborhood which is emblematic of the real estate growth within the District over the past two decades. The reception will be attended by members of our LEW organizing committee, as well as members of the Downtown Business Improvement District (BID) who will provide background on trends associated with the downtown DC real estate market.

The Friday session will focus exclusively on DC development projects and planning initiatives with breakfast and morning speaker sessions hosted in the District Architecture Center (located one block away from Hotel Monaco), before visiting the National Museum of African American History & Culture, The Wharf and The Yards.

The Saturday session will focus on projects on the periphery of the District with tours of St. Elizabeths campus east of the Anacostia River in the District; National Harbor in Prince George's County, Maryland; Waterfront Redevelopment in Alexandria, VA; and the 1812 North Moore Street development in the Rosslyn-Ballston, VA corridor. We will celebrate the end of the LEW with a wonderful dinner planned at the Cosmos Club in Dupont Circle.

We encourage you to explore the unique neighborhoods, amazing restaurants, historic sites, and cultural and entertainment destinations that our city has to offer. We hope you have a wonderful time visiting us and look forward to creating great memories with you this weekend.

Regards,

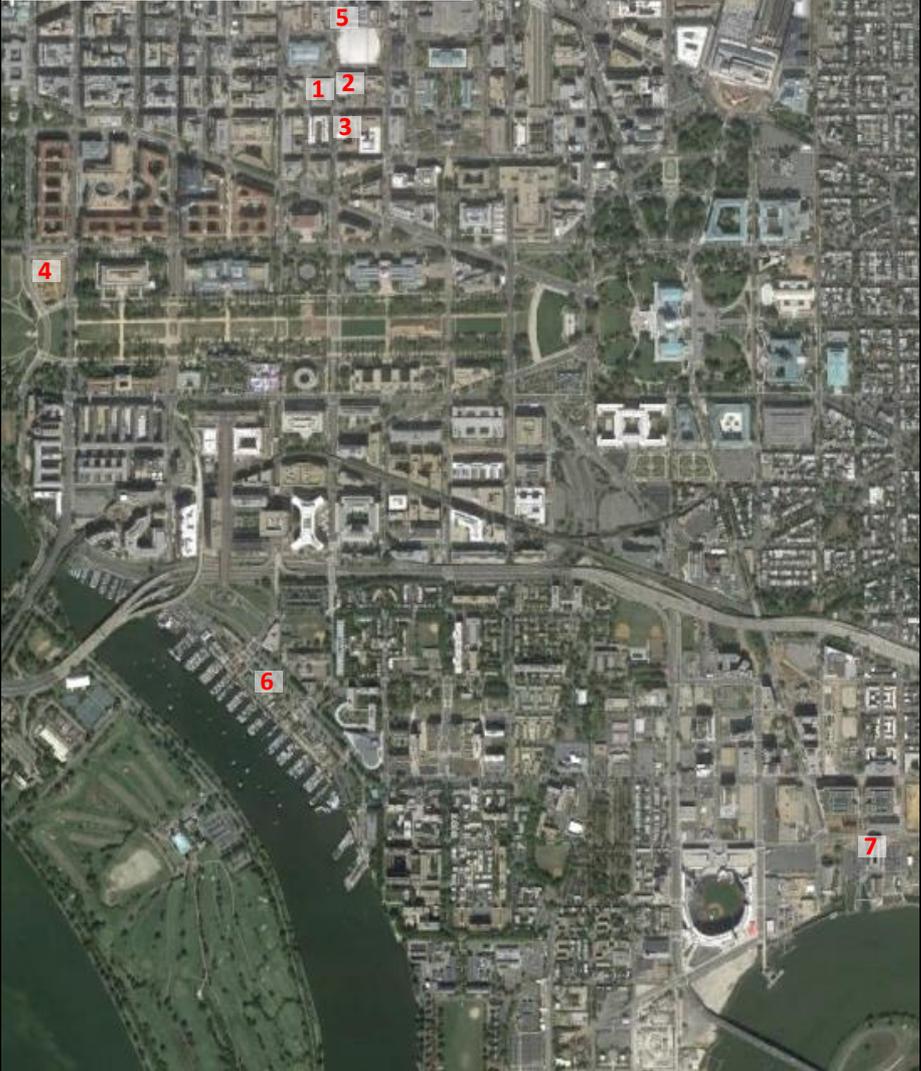
A handwritten signature in blue ink, appearing to read 'Erwin N. Andres', is written over a light blue horizontal line.

Erwin N. Andres  
President, LAI George Washington Chapter

**SPRING 2015 LEW WEEKEND SCHEDULE**

<b>TIME</b>	<b>EVENT</b>	<b>LOCATION</b>	<b>MAF ID</b>
<b>Thursday, April 23, 2015</b>			
7:30 a.m. - 8:30 a.m.	Breakfast (LAI/LEF Board Members/Chapter Presidents)	Hotel Monaco	1
8:30 a.m. - 5:30 p.m.	LAI Business Meetings	Hotel Monaco	1
7:00 p.m. - 10:00 p.m.	President's Reception	Venable, LLP Rooftop	2
<b>Friday, April 24, 2015</b>			
7:30 a.m. - 8:15 a.m.	Breakfast	District Architecture Center	3
8:15 a.m. - 9:00 a.m.	DC Office of Planning Initiatives Presentation	District Architecture Center	3
9:00 a.m. - 9:45 a.m.	Walter Reed Army Medical Center Redevelopment Presentation	District Architecture Center	3
10:00 a.m. - 10:30 a.m.	Board buses and travel to National Museum of African American History & Culture (NMAAHC)		
10:30 a.m. - 11:45 a.m.	National Museum of African American History & Culture Tour	NMAAHC	4
11:45 a.m. - 12:15 p.m.	Board buses and travel to Clyde's at Gallery Place Restaurant		
12:15 p.m. - 1:30 p.m.	Lunch is served at Clyde's Restaurant	Clyde's at Gallery Place	5
12:30 p.m. - 1:15 p.m.	McMillan Reservoir Sand Filtration Site Redevelopment Presentation	Clyde's at Gallery Place	5
1:30 p.m. - 2:00 p.m.	Board buses and travel to The Wharf		
2:00 p.m. - 3:00 p.m.	The Wharf Tour	The Wharf	6
3:00 p.m. - 3:30 p.m.	Board buses and travel to The Yards		
3:30 p.m. - 4:30 p.m.	The Yards Tour	The Yards	7
4:30 p.m. - 5:00 p.m.	Board buses and return to Hotel Monaco		
	Dinner is on your own		
<b>Saturday, April 25, 2015</b>			
8:00 a.m. - 9:00 a.m.	Breakfast	District Architecture Center	8
9:00 a.m. - 9:45 a.m.	Capitol Crossing Air Rights Development Presentation	District Architecture Center	8
9:45 a.m. - 10:15 a.m.	Board buses and travel to St. Elizabeths Campus		
10:15 a.m. - 11:15 a.m.	St. Elizabeths Campus Tour	St. Elizabeths Campus	9
11:15 a.m. - 11:45 a.m.	Board buses and travel to National Harbor		
11:45 a.m. - 12:15 p.m.	Lunch on your own at National Harbor	National Harbor	10
12:15 p.m. - 1:00 p.m.	National Harbor Tour	National Harbor	10
1:00 p.m. - 1:30 p.m.	Board buses and travel to Alexandria Waterfront		
1:30 p.m. - 2:30 p.m.	Alexandria Waterfront Tour	Alexandria Waterfront	11
2:30 p.m. - 3:00 p.m.	Board buses and travel to Rosslyn		
3:00 p.m. - 3:45 p.m.	1218 North Moore Street Tour	1218 N. Moore Street, Rosslyn	12
3:45 p.m. - 4:15 p.m.	Board buses and return to Hotel Monaco		
6:00 p.m. - 6:30 p.m.	Take Metrorail or taxi from Hotel Monaco to Cosmos Club		
6:30 p.m. - 7:00 p.m.	Cocktail Hour at Cosmos Club	Cosmos Club, Dupont Circle	13
7:00 p.m. - 8:15 p.m.	Opening Remarks and Dinner	Cosmos Club, Dupont Circle	13
8:15 p.m. - 8:35 p.m.	Awards Ceremony	Cosmos Club, Dupont Circle	13
8:35 p.m. - 9:05 p.m.	Union Station 2nd Century Plan Presentation	Cosmos Club, Dupont Circle	13
9:05 p.m. - 9:15 p.m.	Fall LEW San Diego Preview and Closing Remarks	Cosmos Club, Dupont Circle	13

**Thursday, April 23 &  
Friday, April 24 Tour Stops**

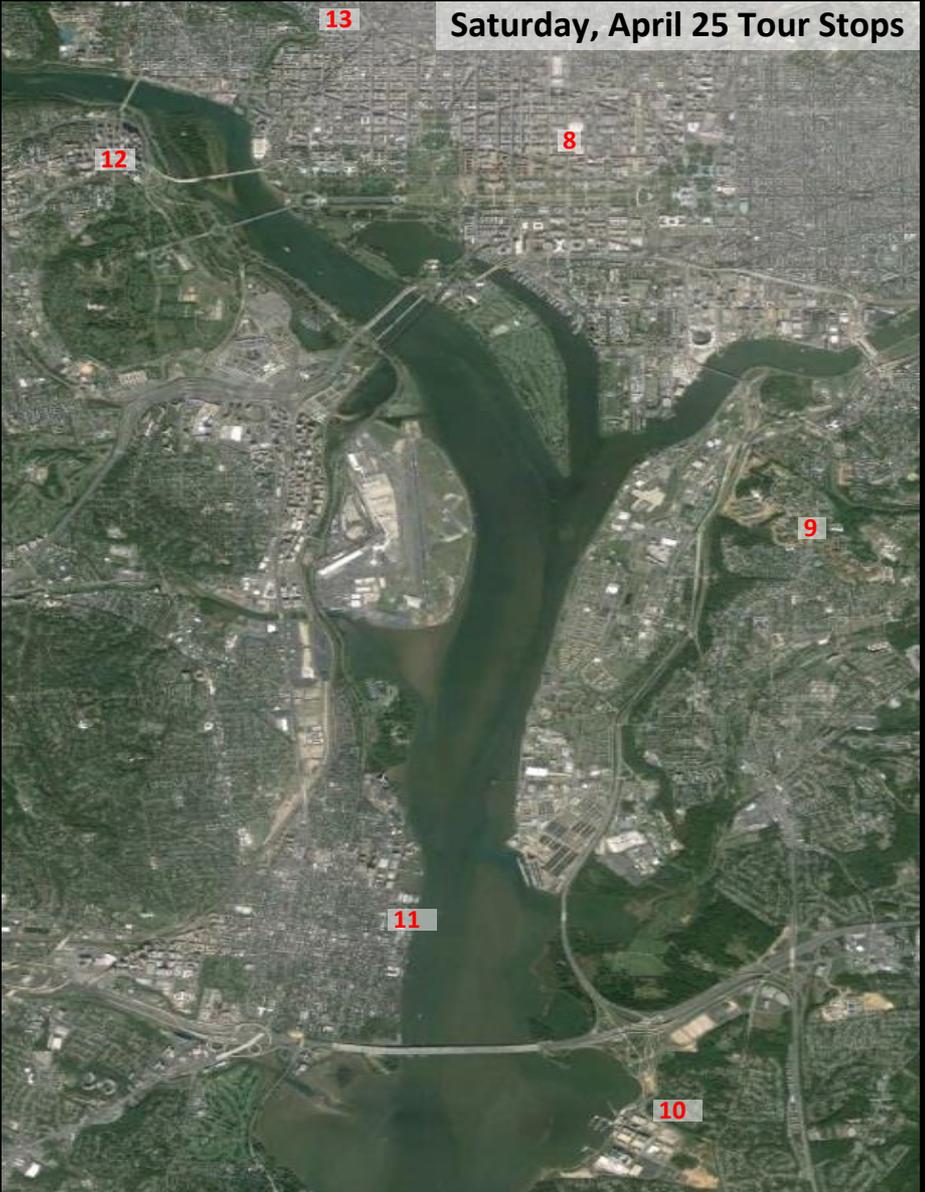


MAP ID

LOCATION

1	Hotel Monaco
2	Venable, LLP Rooftop
3	District Architecture Center
4	National Museum of African American History & Culture
5	Clyde's at Gallery Place
6	The Wharf
7	The Yards

## Saturday, April 25 Tour Stops

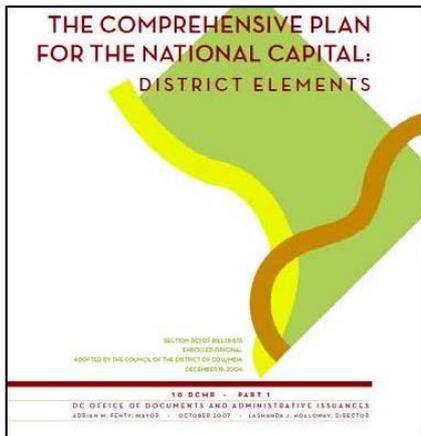


MAP ID

LOCATION

8	District Architecture Center
9	St. Elizabeths Campus
10	National Harbor
11	Alexandria Waterfront
12	1218 N. Moore Street, Rosslyn
13	Cosmos Club, Dupont Circle

## District of Columbia Office of Planning (OP) Initiatives, Washington, DC



The District of Columbia Office of Planning performs planning for neighborhoods, corridors, districts, historic preservation, public facilities, parks and open spaces, and individual sites. In addition, OP engages in urban design, land use, and historic preservation review. OP also conducts historic resources research and community visioning, and manages, analyzes, maps, and disseminates spatial and US Census data. A presentation on current DC planning initiatives will identify how

these initiatives will impact future development and economic growth within the District as the demographics of the District population evolves over time as the population continues to grow.

## Walter Reed Army Medical Center (WRAMC) Redevelopment, Washington, DC



The WRAMC Reuse Plan provides a framework for the comprehensive reuse of the site as a mixed use destination that will facilitate economic growth, new jobs and a range of public benefits via development of residential, retail, office and public

green space on a previously self-contained, insulated military hospice installation. The redevelopment of the former WRAMC will introduce over 3 million square feet of a mix of uses while preserving historic structures, maintaining significant green space areas and connecting the campus with the surrounding neighborhood roadways. In addition to the development planned by the District, the State Department and Children's National Medical Center are planning to redevelop their respective portions of the northwest area of the WRAMC campus.

## **National Museum of African American History & Culture, Washington, DC**



The National Museum of African American History and Culture will be a place where all Americans can learn about the richness and diversity of the African American experience, what it means to their lives and how it helped us shape this nation. A place that transcends the boundaries

of race and culture that divide us, and becomes a lens into a story that unites us all. Scheduled to open in 2016, the museum is under construction on the National Mall in Washington, D.C., on a five-acre tract adjacent to the Washington Monument. The architectural team is a collaboration of four firms: The Freelon Group, Adjaye Associates, Davis Brody Bond, and SmithGroup/JJR.

## **McMillan Sand Filtration Site Redevelopment, Washington, DC**



The redevelopment of the McMillan Sand Filtration Site comes with an eye toward amplifying a unique place in Washington, DC. This public-private partnership project will create a large public park, community center with water recreation features,

neighborhood-serving retail, housing for all income levels, and state-of-the-art healthcare facilities. It will also create thousands of permanent jobs for District residents. The development program consists of over 2 million square feet of development that includes 1 million s.f. of medical office, 90,000 s.f. of retail, 566,930 s.f. of multifamily residential, 350,000 s.f. of townhomes and a 17,500 s.f. community center. The plan also creates an 8-acre central park and over two acres of open space.

### **The Wharf, Washington, DC**



PN Hoffman and Madison Marquette have partnered with the District to develop The Wharf, a mixed-use waterfront development that consists of 27 acres of land and 50 acres of water, coming to life in the heart of the Nation's Capital. Located within walking distance of major

commerce, The Wharf is centrally situated on the Potomac River, along the historic Washington Channel, a short distance from the national monuments, The White House, The Capitol and Smithsonian Museums. The Wharf exemplifies an extraordinary vision for a new waterfront neighborhood along the Anacostia River that will result in the creation of a 500-slip marina, 5 piers, 3.2 million s.f. of office, residential, retail and hotel in two phases.

### **The Yards, Washington, DC**



The Yards consists of a 42-acre site that is located along the Anacostia River within the Capitol Riverfront district and is expected to feature 5.5 million square feet of retail residential and recreational uses including 2,800 residential units, 1.8 million square feet of office

space and 300,000 square feet of retail, restaurants and services. The waterfront Yards Park provides the green space. Over a dozen restaurants are open, nearly 300 apartments are completed. Forest City Washington has integrated a careful blending of adaptive reuse of historic buildings with new construction that offers residents and visitors an eclectic, urban, riverfront neighborhood experience with an emphasis on sustainable design.

### Capitol Crossing, Washington, DC



The Capitol Crossing project, which is being developed by Property Group Partners, consists of 2.2 million square feet on three city blocks being designed over US 1-395, encompassing seven acres. The mixed use development

consists of 2 million s.f. of office space in four office buildings, one residential building with 150 units, 63,000 s.f. of retail and five-levels of below grade parking. The development provides on-site cogeneration, rainwater catchment, eco-chimney filtration, and other sustainable features. The project also reconnects the urban street network that was interrupted when I-395 was built.

### St. Elizabeths Campus Redevelopment, Washington, DC



The Department of Homeland Security (DHS) is consolidating its headquarters at St. Elizabeths Campus in the Anacostia neighborhood of southeast Washington, DC. DHS's new headquarters will allow for more efficient incident management response and command-and-control operations. St. Elizabeths is divided into two campuses, the West Campus and the East Campus.

The Final Master Plan provides the development framework for accommodating 4.5 million gross square feet of office space for the DHS headquarters. The District's plan to redevelop the East Campus provide an opportunity for the District of Columbia and the federal government to create a well-planned, multiuse, mixed-income, walkable, livable community. The District is leading efforts to redevelop the East campus.

### **National Harbor, Prince George's County, MD**



Developed by The Peterson Companies, National Harbor is a 300-acre, mixed-used development that will include five hotels (including the Gaylord National Resort and

Convention Center, the largest such facility on the East Coast), thousands of residential units, tree-lined promenades with scores of shops and offices, and two marinas. At completion, National Harbor will consist of 7.3 million s.f. of mixed-use space with 4,000 hotel rooms, 2,500 residential units, 500,000 s.f. of office space, 1 million s.f. of retail, dining and entertainment space and 10,000 on-site parking spaces. MGM Resorts is currently building a world-class destination resort casino at National Harbor.

### **Alexandria Waterfront Redevelopment, Alexandria, VA**



The revitalization of the Old Town Alexandria waterfront consists of fostering private development coupled with creating new public spaces and connections, improving existing parks and mitigating the area's

flooding issues. Overall, the plan adds nearly six acres, or 250,000 square feet, of new public spaces of all kinds, including new public piers and streets that will be converted to pedestrian-oriented spaces. Future development will focus on targeted sites along the Potomac River waterfront designed to enhance and protect parks and public spaces. As part of the plan, the development potential can reach up to 800,00 s.f. of private development in the targeted development areas along the waterfront.

### **1812 N. Moore Street, Arlington, VA**



Monday Properties developed the trophy office building at 1812 North Moore Street in the Rosslyn neighborhood of Arlington, VA. The building offers 535,000 square feet of trophy space in 35 stories. Soaring 390 feet, this LEED Platinum-designated building is the tallest building in the metropolitan Washington, DC area. At the epicenter of the Rosslyn-Ballston Corridor, 1812 North Moore is the definition of multi-modal, with

direct access to the Blue, Orange and Silver Metro lines, the Potomac River bridges, five major interstates and highways, and the Mount Vernon Trail. Minutes from Downtown Washington DC, the Pentagon, and Reagan National Airport, this building maximizes the transit-oriented nature of the Rosslyn neighborhood.

### **Washington Union Station 2<sup>nd</sup> Century Plan, Washington, DC**



The development partners that include the Union Station Redevelopment Corporation (USRC), AMTRAK and Akridge have developed a plan that creates concourses below the existing train tracks to allow for movement of passengers to and from intercity rail, commuter rail, Metrorail, taxi, and bus transportation. The plan also creates development

opportunities for approximately 3 million square feet of mixed-use urban infill above the existing exposed train tracks of Union Station, while preserving and upgrading the historic and iconic Union Station building, facilities and amenities. The plan will need to be implemented while keeping the existing transportation operations functioning effectively throughout the duration of construction.



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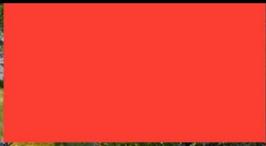


Eileen Schlichting, CTA  
*President*  
240-425-3274



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[eileen@transatlantic.travel](mailto:eileen@transatlantic.travel) | [www.transatlantic.travel](http://www.transatlantic.travel)



We would like to extend our thanks to our generous sponsors and to everyone who has helped to make the Spring 2015 Land Economics Weekend possible. Our George Washington Chapter LEW Organizing Committee includes the following members:

Erwin Andres  
Elizabeth Davison  
Rosalyn Doggett  
Mary Fitch  
Laura Headrick  
Daniel Hertz  
Charles Schilke  
John Schlicting

**Important Contact Information:**

Erwin Andres  
George Washington Chapter President  
Cell: 202-669-5223  
ena@goroveslade.com

Sheila Hamilton  
LAI Executive Director  
Cell: 602-330-8039  
lai@lai.org

Tim Youmans  
LAI President  
Cell: 916-813-6070  
tim@tyc-25.com

## NOTES

**Lambda Alpha International  
International Headquarters  
PO Box 72720  
Phoenix, AZ 85050  
Ph: 480-719-7404  
844-275-8714 (US/Canada Toll Free)  
Fax: 602-532-7865  
E-Mail [lai@lai.org](mailto:lai@lai.org)  
[www.lai.org](http://www.lai.org)**

