

# Welcome!



## ULI TOD Product Council Fall 2019 Meeting

### The DC Streetcar and the H Street Corridor



**October 16, 2019**

**Atlas Performing Arts Center  
1333 H Street NE  
Washington, DC 20002**



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# Welcome!



Welcome to the Fall 2019 meeting of the Transit Oriented Development Product Council.

## The DC Streetcar and the H Street Corridor

The District's H Street Corridor first began to take shape in the mid 1800s. Development surged with the introduction of public transit in the form of streetcars in 1849. As a result, H Street became one of the city's main commercial corridors. One hundred years later, buses replaced the streetcars, a phenomenon occurring in many US cities. Despite the elimination of the streetcars, the area continued on an upward trajectory until growth migration from the city to the suburbs began in the 1960s. The H Street corridor was further impacted by the 1968 riots in the wake of Dr. Martin Luther King, Jr.'s assassination.

The H Street Corridor languished for decades, but gradually found its place back in the limelight as developers looked to capitalize on a burgeoning population set on city living. The re-introduction of the DC Streetcar in 2016 was something of the icing on the cake in this area's prolific revitalization. What was once old is new again!

Experts will kick off our study of the H Street Corridor with an overview of the small area plan and the evolution of the streetcar project and a brief discussion of the Atlas Performing Arts Center, our venue for this event. The Atlas is described as the place "where the arts, culture and connection happen on H Street." Then developers from WC Smith and Rappaport will do a deep dive into their AVEC on H Street mixed use project on the 900 block of H Street. We will wrap up with a ride on the DC Streetcar and a tour of the Apollo mixed use project developed by the Insight Property Group.



# Agenda



8:00am - 8:30am

## Registration, Breakfast & Networking

8:30am - 8:45am

## Greeting & Introductions

Speakers:

**Donna Shafer**  
Cityline Partners

**Miguel Iraola**  
Hord Coplan Macht

**Mike Workosky**  
Wells + Associates

8:45am - 9:45am

## H Street Corridor Overview

Speakers:

**Andrea Limauro**  
DC Office of Planning

**Howard Chang**  
DC Department of  
Transportation

9:45am – 10:00am

## Morning Break

10:00am – 11:00am

## AVEC on H Street

600 H Street NE,  
Washington, DC 20002

Guest Speakers:

**Henry Fonvielle**  
Rappaport

**Matt Ritz**  
WC Smith

11:00am – 11:15am

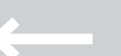
## Wrap-up Closing Remarks

11:15am-12:30pm

## Walking Tour of the Apollo

Tour Leader:

**Trent Smith**  
Insight Property Group



# Sessions



## Session 1: H Street Corridor Overview

Andrea Limauro and Howard Chang

This session will describe the history of development along H Street NE and both the historic and the more recent role of that public transit has played in the economic development of the corridor. As Anwar Saleem, the president of H Street Main Street (HSMS), has stated the “DC Streetcar has driven the change and tremendous development of this corridor over the years”. He further states that “our shops and restaurants continue to appreciate the business that the streetcar brings them, and residents are choosing to live here for our community’s vibrant, car-free culture”. The presenters will also briefly talk about the history of the DC Streetcar more broadly, sharing some thoughts about the challenges facing the city from an infrastructure improvement perspective, as well as citywide policies, plans and initiatives that will affect the corridor in the near future.

## Session 2: AVEC on H Street

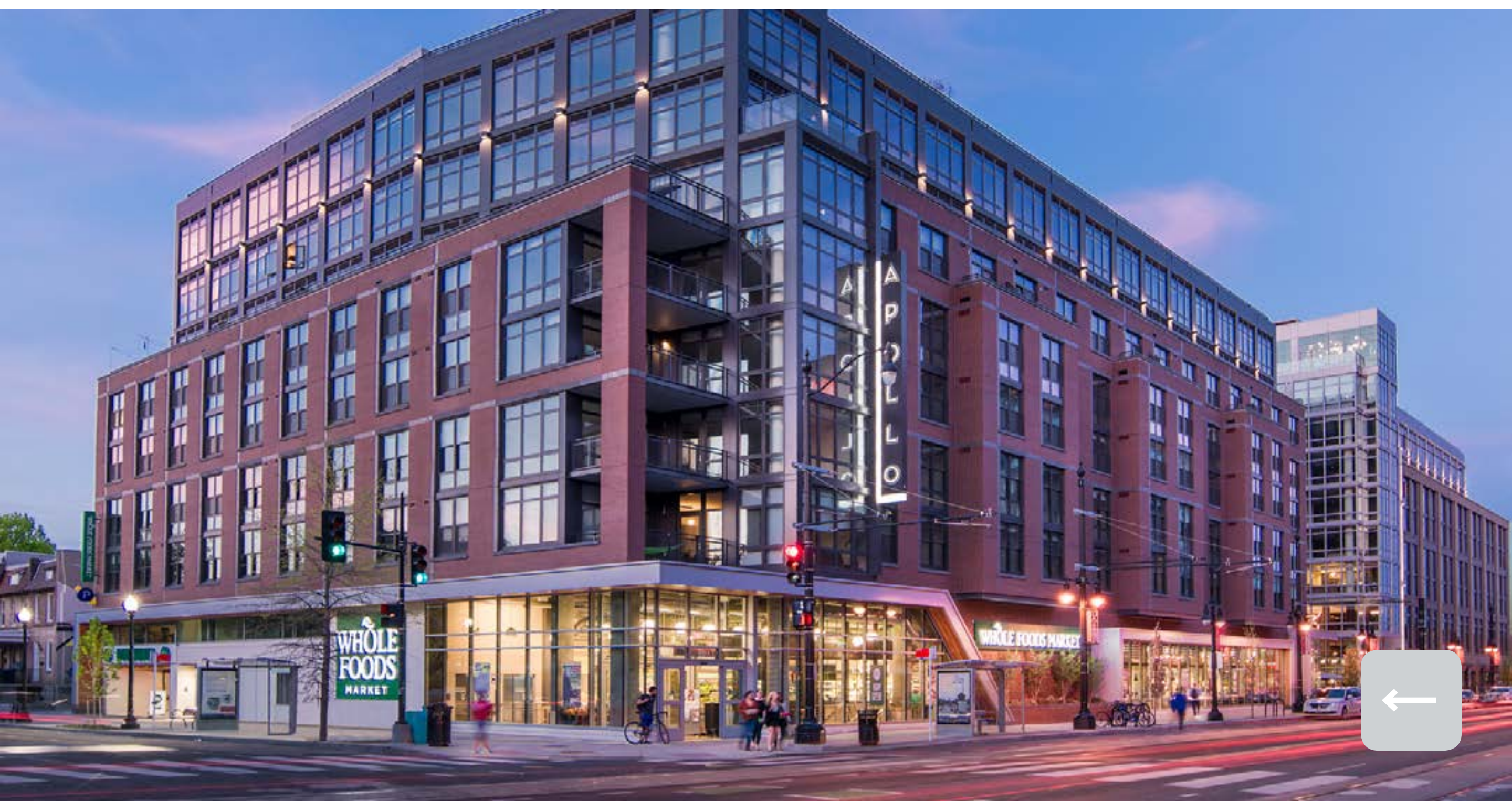
Henry Fonvielle and Matt Ritz

AVEC on H Street is a new, mixed-use community along the H Street corridor featuring 44,000 square feet of street front retail with 420-residential units above and 378 parking spaces. Situated on two city blocks between 8th and 10th Streets in Northeast, Washington, D.C., AVEC on H Street will soon be home to solidcore, urban nail lounge, AT&T and more shopping and dining. The development is a Joint Venture between Rappaport, the Lustine Family and WC Smith. Originally, the site was retail and town homes located along a bustling retail corridor which was destroyed during the 1968 riots. In 1986, the site was redeveloped in a public/private partnership as the “H Street Connection” which was demolished in 2016 to make way for AVEC on H Street.

## Tour: The Apollo

Trent Smith

Built on the site of the historic Apollo Theater, once Washington’s largest theater, the apartments at the Apollo bring their own brand of culture to H Street. The Apollo comprises the entire city block with 431 apartments and 73,000 sf of retail including a Whole Foods grocery store. The six-story, LEED Gold certified building was the recipient of the 2019 ULI Trends Award for Best Mixed-Use Development.



# Speaker Biographies



## **Howard Chang**

DC Department of Transportation

Howard Chang has worked on the DC Streetcar program since he joined District of Columbia Department of Transportation (DDOT) seven years ago. As a seasoned transportation professional, he has worked in both private sector and government agency for more than two decades. He has participated in many high-profile regional transportation and transit projects in the Mid-Atlantic Region, Great Lakes Region as well as overseas. He has actively involved in many professional organizations, including APTA, CSC, TRB, at both local and national level and becoming well recognized. Being a transit enthusiast, Mr. Chang has been a passionate advocate for public transportation throughout his career. He received his master's degree in civil engineering from Virginia Tech.

## **Henry Fonvielle-Rappaport**

Rappaport

As the President of Rappaport, Henry Fonvielle oversees the leasing strategy for third-party landlord and tenant representation brokerage services and all shopping centers within the company's extensive portfolio. Dedicated to reinvigorating, designing and constructing top-tier mixed-use developments and shopping centers within the D.C. market, Henry utilizes over 20 years of experience in the retail industry to create well-organized and exceptional projects from conception to completion. With comprehensive knowledge in a wide array of retail types, including urban, mixed-use, neighborhood, lifestyle, and power centers, Henry is recognized as a trusted retail advisor and an expert in the commercial real estate industry.

He spearheads Rappaport's experienced team of retail brokers and under his leadership, the company's leasing and brokerage portfolio soared from 35 to over 150 properties.



## **Andrea Limauro**

DC Office of Planning

Andrea is a Senior Neighborhood Planner for Wards 2 and 6 joined the DC Office of Planning (OP) in 2008. Andrea manages planning and the implementation of neighborhood plans in Wards 2 and 6 including Anacostia waterfront planning. Andrea led the development of the visionary industrial strategy, Ward 5 Works, and focused on the sustainable transformation of industrial land in Northeast DC.

Prior to the DC Office of Planning, Andrea was a community planner for the Western District of the City of Baltimore for four years, worked on re-entry programs for ex-offenders in Chicago's west side, analyzed the effectiveness of rehabilitation programs for former child soldiers in Sierra Leone, and managed rural community development projects in war-ravaged Angola.

## **Matt Ritz**

WC Smith

Matt Ritz is a Senior Vice President and senior project executive at WC Smith. He is responsible for the AVEC on H Street as well the Skyland Town Center in southeast DC. In his 17 years at the company, he has worked in maintenance, construction, and property management. Since joining in 2002, he has been responsible for development projects totaling over \$500 million. Mr. Ritz is a graduate of Gettysburg College and the University of Maryland College Park.

## **Trent Smith**

Insight Property Group

Trent Smith is a Principal responsible for managing acquisitions, development and new business opportunities at Insight. Trent, along with Insight's CEO, handles the Company's many complex entitlement activities. Trent also focused on structuring re-development proposals to prospective joint venture partners on behalf of JPI.

At JPI, Trent was responsible for a portfolio of projects valued at approximately \$150 million, comprised of over 600 multi-family units and 60,000 square feet of retail space. He led the land acquisition, rezoning, design, and project underwriting and development execution for each of these projects.



# Team



## Regional TOD Product Council Leadership Team:

**Miguel Iraola**

Hord Coplan Macht | Co-Chair

**Donna Shafer**

Cityline Partners | Co-Chair

**Josh Halbedel**

EA Commercial Real Estate | ULI Baltimore Chair

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