

## In The Works: 3 New Developments Coming To Northeast D.C.

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### 1. Michigan Avenue and Irving Street

A vacant lot in Brookland could soon go from a place where people park to a place where people live. [Buchanan Partners](#) and [Pinkard Group](#) have [filed an application](#) with the [Zoning Commission](#) to rezone this 5.5-acre site to allow for residential, commercial and hotel space.

If approved, the development team will begin building on the site, a block away from the National Shrine of the Immaculate Conception — the largest Catholic church in the U.S. — within 12 to 14 months. The project will consist of three or four phases, and the first phase will focus primarily on building a dual-branded 260-room hotel, with [Residence Inn](#) and [Courtyard by Marriott](#) as flags. For Phase 2, the development team hopes to build 600K SF of residential and retail space.

[Buchanan Partners](#) and [Pinkard Group](#) has brought in [Perkins Eastman](#), the lead architect behind [The Wharf](#), to spearhead design strategy and execution for the project.



## 2. The Violet

A vacant building at 1515 Rhode Island Ave. NE will soon become a modern apartment complex. The **Jocelyn Group** has broken ground on the construction of The Violet, a new residential development composed of 20 two-bedroom, two-bathroom units located in the quiet neighborhood of **Woodridge**. The majority of units in The Violet will have access to outdoor space and a rooftop.



## 3. Crummell School Redevelopment

At 1900 **Gallaudet** St. NE, a school that has sat vacant for years will soon be adapted to another use. The Crummel School was built in 1911, and served the black residents of **Trinidad** and **Ivy City** before it closed in the 1970s.

Almost 50 years later, D.C. put out a request for proposals to redevelop the 20K SF building. **StonebridgeCarras** was **selected as the developer**.

The development team plans to transform the school into a community center and build a mixed-use development with 320 residential units, 22K SF of retail and 35K SF of industrial space around the site.