



ULI WASHINGTON  
REAL ESTATE TRENDS  
AWARDS

# 2018 FINALISTS



Urban Land  
Institute  
Washington

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**LCOR** MAYHOOD

# 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.



#### EXCELLENCE IN INSTITUTIONAL DEVELOPMENT

## CAR BARN TRAINING CENTER

Located at the corner of 26th Street NE and Benning Road NE, the new Car Barn Training Center (CBTC) is a prime example of excellence in institutional development. The 30,015 SF facility houses the District Department of Transportation (DDOT) operations and maintenance facility for the city's first streetcar line, and establishes a center for workforce training where students and residents can learn the technical skills for new transit jobs.

The urban and architectural design was driven by the goal of sensitively integrating a contemporary civic structure into its historic context—an educational campus built for African American students during segregation. The facility has been sited to complete the southern edge of the multi-facility campus and its architectural and urban design achieves compatibility with its historic context through a contemporary application of compatible orientation, massing, and materials. Designed to target LEED Gold®, CBTC incorporates sustainable site and building strategies including grass tracks, permeable pavements, stormwater collection, native plantings green screens, sunshading, and daylighting. Through its workforce training program and through its sustainable, transparent, and compatible design, CBTC engages the community and elevates the role of a transportation maintenance facility in the public realm while embodying the DC streetcar system's goals of promoting equity and development.



**OWNER**  
District Department of Transportation

**ARCHITECT**  
ZGF

**CIVIL ENGINEER**  
JMT/Wiles Mensch

**LANDSCAPE ARCHITECT**  
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**GENERAL CONTRACTOR**  
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