

DEVELOPMENT MAP

CAPITOL YARDS
JPI

- 1 THE JEFFERSON**
Residential: 448 apt. units
- 2 THE AXIOM**
Residential: 246 apt. units
- 3 23 I STREET**
Residential: 421 units
Retail: 12,165 SF
- 4 THE 909**
Residential: 237 units
Retail: 6,000 SF

HALF STREET
Monument Realty

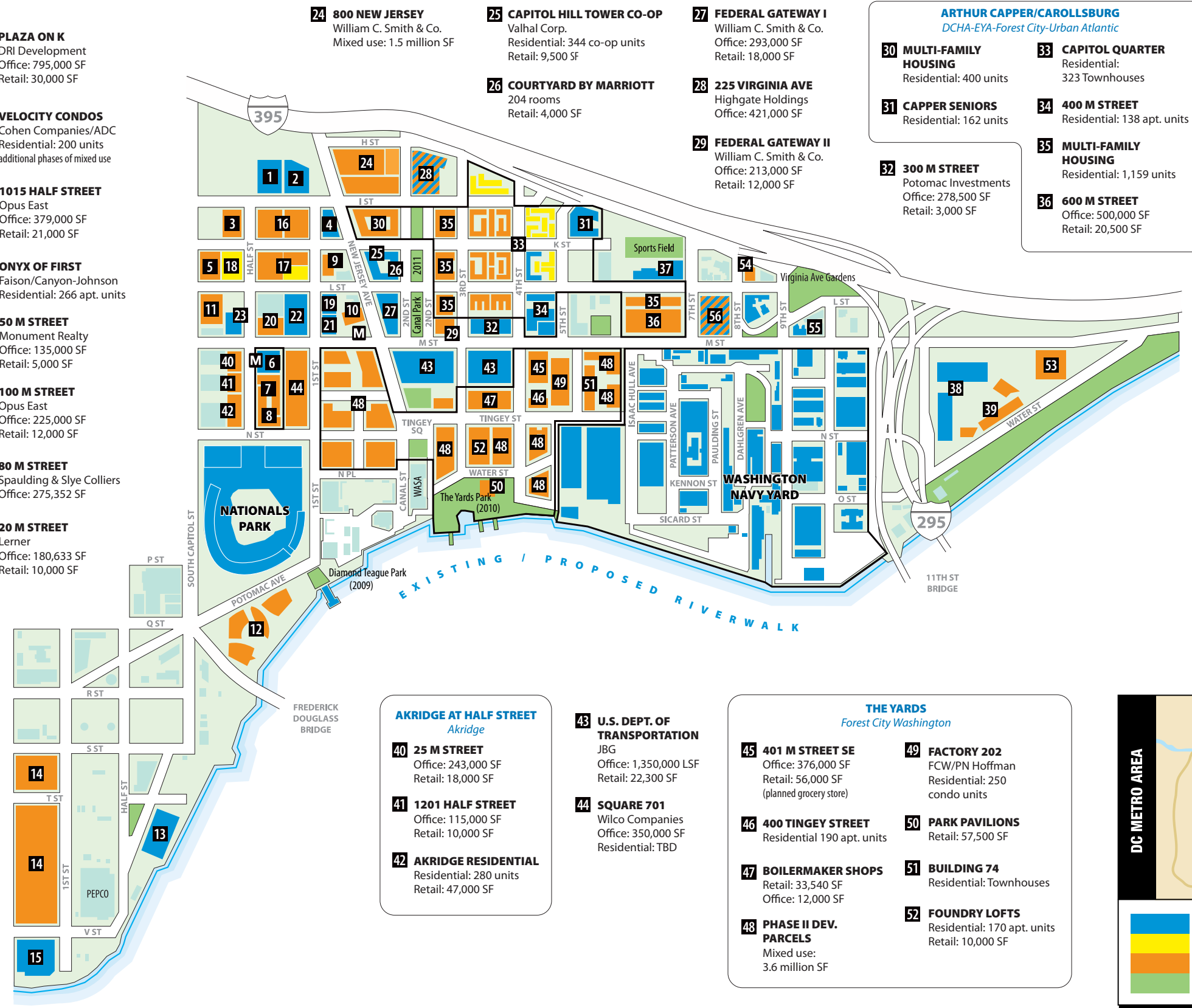
- 6 55 M STREET**
Office: 275,000 SF
Retail: 15,000 SF
- 7 W ALOFT HOTEL**
196 Rooms
Retail: 5,000 SF
- 8 MONUMENT RESIDENTIAL**
Residential: 340 Units
Retail: 30,000 SF

- 9 SQUARE 740**
Akridge
Mixed Use: TBD
- 10 1111 NEW JERSEY**
Donohoe
Office: 203,000 SF
Retail: 8,000 SF
- 11 1100 S. CAPITOL**
Ruben Companies
Office: 350,000 SF
Retail: TBD

- 12 RIVERFRONT ON THE ANACOSTIA**
FRP Development
Office: 545,000 SF
Retail: 80,000 SF
Residential: 275 units
Hotel: 325 rooms
- 13 1900 HALF ST SW**
Douglas Development
Office: 477,562 SF
- 14 100 V ST SW**
Akridge
Mixed use: 2.7 million SF

- 15 COAST GUARD HQ**
Monday Properties
Office: 592,000 SF

- 16 PLAZA ON K**
DRI Development
Office: 795,000 SF
Retail: 30,000 SF
- 17 VELOCITY CONDOS**
Cohen Companies/ADC
Residential: 200 units
additional phases of mixed use
- 18 1015 HALF STREET**
Opus East
Office: 379,000 SF
Retail: 21,000 SF
- 19 ONYX OF FIRST**
Faison/Canyon-Johnson
Residential: 266 apt. units
- 20 50 M STREET**
Monument Realty
Office: 135,000 SF
Retail: 5,000 SF
- 21 100 M STREET**
Opus East
Office: 225,000 SF
Retail: 12,000 SF
- 22 80 M STREET**
Spaulding & Slye Colliers
Office: 275,352 SF
- 23 20 M STREET**
Lerner
Office: 180,633 SF
Retail: 10,000 SF



- 24 800 NEW JERSEY**
William C. Smith & Co.
Mixed use: 1.5 million SF

- 25 CAPITOL HILL TOWER CO-OP**
Valhal Corp.
Residential: 344 co-op units
Retail: 9,500 SF

- 27 FEDERAL GATEWAY I**
William C. Smith & Co.
Office: 293,000 SF
Retail: 18,000 SF

- 26 COURTYARD BY MARRIOTT**
204 rooms
Retail: 4,000 SF

- 28 225 VIRGINIA AVE**
Highgate Holdings
Office: 421,000 SF

- 29 FEDERAL GATEWAY II**
William C. Smith & Co.
Office: 213,000 SF
Retail: 12,000 SF

ARTHUR CAPPER/CAROLLSBURG
DCHA-EYA-Forest City-Urban Atlantic

- 30 MULTI-FAMILY HOUSING**
Residential: 400 units
- 31 CAPPER SENIORS**
Residential: 162 units
- 32 300 M STREET**
Potomac Investments
Office: 278,500 SF
Retail: 3,000 SF
- 33 CAPITOL QUARTER**
Residential: 323 Townhouses
- 34 400 M STREET**
Residential: 138 apt. units
- 35 MULTI-FAMILY HOUSING**
Residential: 1,159 units
- 36 600 M STREET**
Office: 500,000 SF
Retail: 20,500 SF

- 37 MARINE BACHELOR ENLISTED QUARTERS**
Dept. of Navy
Residential: 166 dorms
Sports Field, Rehearsal Hall & Parking Garage

- 38 MARITIME PLAZA I & II**
Brickman
Office: 345,000 s.f.

- 39 MARITIME PLAZA III, IV, V**
Office: 350,000 SF
Hotel: 200 rooms
PUD allows 2 more office bldgs. & 1 hotel

- 53 1333 M STREET SE**
Cohen Companies
Office: 250,000 SF
available FAR

- 54 ADMIRAL AT BARRACKS ROW**
Old City Development, LLC
Office: 19,000 SF
Retail: 3,000 SF

- 55 900 M STREET**
Retail: 7,480 SF

- 56 THE BLUE CASTLE**
Madison Marquette
Existing: Charter Schools
Planned Retail: 94,400 SF

AKRIDGE AT HALF STREET
Akridge

- 40 25 M STREET**
Office: 243,000 SF
Retail: 18,000 SF
- 41 1201 HALF STREET**
Office: 115,000 SF
Retail: 10,000 SF
- 42 AKRIDGE RESIDENTIAL**
Residential: 280 units
Retail: 47,000 SF

- 43 U.S. DEPT. OF TRANSPORTATION**
JBG
Office: 1,350,000 LSF
Retail: 22,300 SF
- 44 SQUARE 701**
Wilco Companies
Office: 350,000 SF
Residential: TBD

THE YARDS
Forest City Washington

- 45 401 M STREET SE**
Office: 376,000 SF
Retail: 56,000 SF
(planned grocery store)
- 46 400 TINGEY STREET**
Residential 190 apt. units
- 47 BOILERMAKER SHOPS**
Retail: 33,540 SF
Office: 12,000 SF
- 48 PHASE II DEV. PARCELS**
Mixed use:
3.6 million SF
- 49 FACTORY 202**
FCW/PN Hoffman
Residential: 250 condo units
- 50 PARK PAVILIONS**
Retail: 57,500 SF
- 51 BUILDING 74**
Residential: Townhouses
- 52 FOUNDRY LOFTS**
Residential: 170 apt. units
Retail: 10,000 SF

