

Upon build-out the Capitol Riverfront will be comprised of 15.5 million sq. ft. of office space, 9,100 residential units, 1,000,000 sq. ft. of retail, 1,200 hotel rooms, and four new parks.



Project	Location	Developer	Status	Total Sq. Ft.	Major Use	Hotel Rooms	Office Sq. Ft.	Res Units	Retail Sq. Ft.	Est. Groundbreaking	Targeted Delivery
1900 Half Street	1900 Half Street, SW	Douglas Development	Complete/Existing	477,562	Office		477,562				
900 M Street	900 M Street, SE	Lincoln Property Company	Complete/Existing	8,400	Retail		920		7,480		
Carroll Apartments	410 M Street, SE		Complete/Existing	54,000	Residential			60			
Marine Bachelor Enlisted Quarters	7th & L Streets, SE	Dept. of Navy	Complete/Existing	149,400	Residential			166		NA	2000
2100 2nd Street	2100 2nd Street, SW	Monday	Complete/Existing	570,000	Office		570,000			NA	2000
Washington Navy Yard	8th & M Streets, SE	Dept. of Navy	Complete/Existing	2,200,000	Office		2,200,000			1/1/199	1/2001
300 M Street	300 M Street, SE	Potomac Investment Properties	Complete/Existing	281,500	Office		278,500		3,000	11/1999	5/2001
80 M Street	80 M Street, SE	Spaulding & Slye Colliers	Complete/Existing	275,352	Office		275,352			8/2000	7/2001
Maritime Plaza Phase I	1201 M Street, SE	Lincoln Property Company	Complete/Existing	200,000	Office		200,000			8/2000	11/2001
Maritime Plaza Phase II	1220 12th Street, SE	Lincoln Property Company	Complete/Existing	150,000	Office		145,000		2,000	2/2002	1/2003
Federal Gateway	1100 New Jersey Avenue, SE	William C. Smith	Complete/Existing	297,922	Office		293,000		18,000	2/2002	8/2003
Capitol Hill Towers	1000 New Jersey Avenue, SE	Valhal Corporation	Complete/Existing	566,700	Mixed-use	204		344	9,500	4/2004	7/2006
Arthur Capper/ Carrollsburg Senior Home I	900 5th Street, SE	Mid-City Urban LLC	Complete/Existing	141,542	Residential			162		1/2005	12/2006
Department of Transportation Headquarters	1200 New Jersey Avenue, SE	JBG Companies	Complete/Existing	1,450,000	Office		1,350,000		22,300	2/2004	1/2007
20 M Street	20 M Street, SE	Lerner Enterprises	Complete/Existing	190,633	Office		180,633		10,000	8/2005	3/2007
400 M Street Arthur Capper/ Carrollsburg Homes Phase II	4th & M Streets, SE	Mid-City Urban LLC	Complete/Existing	128,796	Residential			138		3/2005	6/2007
Nationals Park	South Capitol & N Streets, SE	DCSEC	Complete/Existing	1,000,000	Entertainment		30,000		40,000	2006	2008
Axiom at Capitol Yards	100 I Street, SE	JPI	Complete/Existing	284,900	Residential			246		10/2006	6/2008
Onyx on First	1100 First Street, SE	Faison Enterprises	Complete/Existing	225,000	Residential			266		11/2006	8/2008
Jefferson at Capitol Yards	70 I Street, SE	JPI	Complete/Existing	478,454	Residential			448		8/2006	8/2008
100 M Street	100 M Street, SE	Opus East	Complete/Existing	240,000	Office		225,000		15,000	10/2006	11/2008
55 M Street Half Street (Phase I)	Half Street btw M & N Streets, SE	Monument Realty	Complete/Existing	290,000	Mixed-use		275,000		15,000	1/2007	4/2009
909 at Capitol Yards	909 New Jersey Avenue, SE	JPI	Complete/Existing	239,332	Residential			237	6,000	1/2007	8/2009
Boilermaker Shops (The Yards)	3rd & Tingey Street, SE	Forest City	Proposed	46,500	Retail				46,500	2010	2011
Canal Park	Canal Street & M Street, SE	Canal Park Development Association	Proposed		Park					5/1/2010	5/1/2011
Half Street (Phase II)	Half Street btw M & N Streets, SE	Monument Realty	Proposed	485,000	Mixed-use	196		340	35,000	1/2007	12/2010
23 Eye at Capitol Yards	23 I Street, SE	JPI	Proposed	436,000	Residential			421	15,000	2008	2013
Cohen Development Phase II	First & L Street, SE	Cohen Companies	Proposed	TBD	TBD	200	TBD	TBD	TBD	TBD	2013
1111 New Jersey Avenue	1111 New Jersey Avenue, SE	Donohoe Companies	Proposed	211,000	Office		203,000		8,000	2011	2013
Plaza On K (Phase I)	1st & K Streets, SE	DRI Development Services	Proposed	304,000	Mixed-use		290,000		14,000	4/2010	2012
Building 202 (The Yards)		Forest City	Proposed	243,900	Residential			271		2011	2013
Building D-2 (The Yards)	400 Tingey Street, SE	Forest City	Proposed	171,000	Residential			190		2011	2013
401 M Street (The Yards)	401 M Street, SE	Forest City	Proposed	432,000	Office		376,000		56,000	2011	2013
Park Pavilions Building 173 (The Yards)	3rd & Water Street, SE	Forest City	Proposed	57,500	Retail				57,500	2011	2012
Capper Office on M	600 M Street, SE	Forest City	Proposed	520,000	Office		500,000		20,500	1/2012	2014
Square 769 (Capper MF)	3rd Street & L Street, SE	Forest City/Mid City	Proposed		Residential			270		2010	2012
1100 South Capitol Street	1100 South Capitol Street, SE	Ruben Companies	Proposed	350,000	Office		320,000		7,000	NA	2013
250 M Street	250 M Street, SE	William C Smith & Company	Proposed	225,000	Office		213,000		12,000	2010	2012
50 M Street	50 M Street, SE	Monument Realty	Proposed	140,000	Office		135,000		5,000	NA	2014
The Admiral	801 Virginia Avenue, SE	Old City Development	Proposed	23,044	Mixed-use		4,747	17	3,000	9/2010	2012
25 M Street	Half & M Streets, SE	Akridge	Proposed	710,000	Mixed-use		350,000	300	60,000	2010	2012
100 V Street	1st & T Streets, SW	Akridge	Proposed	2,700,000	Office		2,000,000			TBD	2015
Square 701 Phase II	1st & N Streets, SE	Cofeld, Welch Family	Proposed					200		2011	2013
Square 701 Phase I	First & M Streets, SE	Cofeld, Welch Family	Proposed	350,000	Office		350,000		TBD	2011	2013
Cohen Development Phase III	First & L Street, SE	Cohen Companies	Proposed	TBD	TBD	TBD	TBD	TBD	TBD	TBD	2014
1333 M Street	1333 M Street, SE	Cohen Companies	Proposed	250,000	Office	TBD	TBD	TBD	TBD	TBD	2014
Plaza On K Phase II		DRI Development Services	Proposed	521,000			505,000		16,000		2014
Capitol Quarter Phase II	L Street, 5th Street, I Street	EYA	Proposed	163,000	Residential			163		2010	2012
The Yards Phase II		Forest City	Proposed	3,624,100	Mixed-use		1,424,000	2,169	230,000	TBD	2016
Square 767 (Capper MF)	3rd Street & I Street, SE	Forest City/Mid City	Proposed		Residential			400		2011	2013
Square 768 (Capper MF)	3rd Street & K Street, SE	Forest City/Mid City	Proposed		Residential			300		2012	2014
1000 South Capitol Street	1000 South Capitol Street, SE	Lerner Enterprises	Proposed	320,000	Office		320,000			NA	2013
Maritime Plaza Phase III	1205 M Street, SE	Lincoln Property Company	Proposed	175,000	Office		175,000			NA	2014
Maritime Plaza Phase IV	1207 M Street, SE	Lincoln Property Company	Proposed	175,000	Office		175,000			NA	2014
800 New Jersey Avenue	800 New Jersey Avenue, SE	William C. Smith	Proposed	1,500,000	TBD	TBD	600,000	600	80,000	TBD	2014
Square 882 (Capper Apt behind 600 M)	7th & L Streets, SE	DCHA	Proposed		Residential			189		2011	2013
Square 739 (Arthur Capper-DPW site)	New Jersey Avenue & I Street, SE	Forest City/Mid City	Proposed		Residential			400		2011	2013
RiverFront on the Anacostia	100 Potomac Avenue, SE	FRP Development Corporation	Proposed	1,185,000	Mixed-use	325	545,000	275	80,000	2011	2013
Maritime Plaza Phase V	1375 M Street, SE	Lincoln Property Company	Proposed	220,000	Office	200	220,000			2013	2015
Blue Castle	770 M Street, SE	Madison Marquette	Proposed	100,000	TBD				100,000	2012	2014
Foundry Lofts (The Yards - Bldg. 160)	3rd & Tingey Street, SE	Forest City	Proposed	153,000	Residential			170	10,000	2009	2010
Diamond Teague Park	First Street & Potomac Avenue, SE		Under Construction		Park					11/1/2008	8/1/2009
The Yards Riverfront Park	3rd & Water Street, SE	Forest City	Under Construction		Park					1/1/2009	8/1/2010
Capitol Quarter Phase I	L Street, 5th Street, I Street	EYA	Under Construction	160,000	Residential			160		6/1/2008	2009
Velocity Condos	1025 1st Street, SE	Cohen Companies	Under Construction	245,000	Residential			200	2,000	5/2007	8/2009
1015 Half Street	1015 Half Street, SE	Opus East (now in receivership)	Under Construction	400,000	Office		379,000		21,000	4/2008	12/2010
TOTALS				26,495,537+		1,125+	15,585,714	9,102	1,026,780		