

# DEVELOPMENT MAP

- 1. THE JEFFERSON**  
JPI  
Residential: 448 apt. units
- 2. THE AXIOM**  
JPI  
Residential: 246 apt. units
- 3. 23 I STREET**  
Ruben Companies  
Mixed Use: TBD
- 4. THE 909**  
JPI  
Residential: 237 units  
Retail: 6,000 SF
- 5. 1000 SOUTH CAPITOL**  
Lerner  
Office: 320,000 SF  
Retail: TBD
- 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 SOUTH 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  
Residential: 200 units  
additional phases of mixed use TBD
- 18. 1015 HALF STREET**  
Douglas Wilson Co.  
Office: 379,000 SF  
Retail: 21,000 SF

- 19. ONYX ON 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**  
Office: 225,000 SF  
Retail: 15,000 SF
- 22. 80 M STREET**  
Wells REIT  
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
- 26. COURTYARD BY MARRIOTT**  
204 rooms  
Retail: 4,000 SF
- 27. FEDERAL GATEWAY I**  
William C. Smith & Co.  
Office: 293,000 SF  
Retail: 18,000 SF
- 28. 225 VIRGINIA AVE**  
DC Government  
Office: 350,000 SF



- 36. 600 M STREET**  
DCHA/Forest City  
Office: 484,780 SF  
Retail: 15,000 SF
- 37. MARINE BACHELOR ENLISTED QUARTERS**  
Dept. of Navy  
Residential: 166 dorms, sports field, rehearsal hall & parking garage
- 45. 401 M STREET**  
Forest City Washington  
Residential: 200 units  
Retail: 56,000 SF (planned grocery store)
- 46. 400 TINGEY STREET**  
Forest City Washington  
Residential: 190 apt. units
- 47. BOILERMAKER SHOPS**  
Forest City Washington  
Retail: 33,540 SF  
Office: 12,000 SF

- 56. THE CAR BARN**  
Madison Marquette  
Existing: Charter Schools  
Planned Retail: 94,400 SF
- 57. 1099 8TH STREET**  
G Properties  
Retail: 10,000 SF
- 58. ACC MULTI-FAMILY SQ 882**  
DCHA/Urban Atlantic  
Residential: 189 units
- 59. VAN NESS ELEMENTARY SCHOOL**  
DC Government  
Existing: Office Use
- 60. ACC COMMUNITY CENTER**  
DCHA/Urban Atlantic  
Community: 18,000 SF
- 61. CARROLL APARTMENTS**  
DCHA  
Residential: 60 units
- 62. 41 L STREET**  
WMATA/Donatelli Development  
Residential: 84 Units  
Retail: 5,300 SF
- 63. 1 M STREET**  
Monument Realty  
Office: 310,000 SF  
Retail: 15,000 SF
- 64. MARINA PLACE**  
Buzzards Point LLC  
Residential: 99 units  
Retail: 2,047
- 65. BUILDING 170**  
JBG  
Retail: 7,000-11,000 SF

- 38. MARITIME PLAZA I & II**  
Brickman  
Office: 345,000 s.f.
- 39. MARITIME PLAZA III, IV, V**  
Lincoln Property Co.  
Office: 350,000 SF  
Hotel: 200 rooms  
PUD allows 2 more office bldgs. & 1 hotel
- 40. 25 M STREET**  
Akridge  
Office: 243,000 SF  
Retail: 18,000 SF
- 41. 1201 HALF STREET**  
Akridge  
Office: 115,000 SF  
Retail: 10,000 SF
- 42. AKRIDGE RESIDENTIAL**  
Akridge  
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
- 48. PHASE II DEV. PARCELS**  
Forest City Washington  
Mixed use: 3.6 million SF
- 49. FACTORY 202**  
Forest City Washington  
Residential: 250 condo units
- 50. PARK PAVILIONS**  
Forest City Washington  
Retail: 57,500 SF
- 51. BUILDING 74**  
Forest City Washington  
Residential: Townhouses
- 52. FOUNDRY LOFTS**  
Forest City Washington  
Residential: 170 apt. units  
Retail: 10,000 SF
- 53. 1333 M STREET**  
Cohen Companies  
Mixed Use: 815,000 SF
- 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

- 12. RIVERFRONT ON THE ANACOSTIA**  
FRP Development  
Office: 545,000 SF  
Retail: 80,000 SF  
Residential: 275 units  
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Cohen Companies  
Residential: 200 units  
additional phases of mixed use TBD
- 18. 1015 HALF STREET**  
Douglas Wilson Co.  
Office: 379,000 SF  
Retail: 21,000 SF
- 29. 250 M AT CANAL PARK**  
William C. Smith & Co.  
Office: 213,000 SF  
Retail: 12,000 SF
- 30. MULTI-FAMILY HOUSING**  
DCHA/Forest City/Urban Atlantic  
Residential: 322 units
- 31. CAPPER SENIORS**  
DCHA/Urban Atlantic  
Residential: 162 units
- 32. 300 M STREET**  
Potomac Investments  
Office: 278,500 SF  
Retail: 3,000 SF
- 33. CAPITOL QUARTER**  
DCHA/EYA  
Residential: 323 townhouses
- 34. 400 M STREET**  
DCHA/Forest City/Urban Atlantic  
Residential: 138 apt. units
- 35. MULTI-FAMILY HOUSING**  
DCHA/Forest City/Urban Atlantic  
Residential: 613 units

