

Capitol Riverfront BID Project Inventory\*

Project	Location	Developer	Status	Total SF	Major Use	Hotel Rooms	Office SF	Res. Units	Retail SF	Estimated Groundbreaking	Targeted Delivery
Carroll Apartments	410 M Street, SE		Complete/Existing	54,000	Residential			60			NA
2100 2nd Street	2100 2nd Street, SW	Monday Properties	Complete/Existing	592,000	Office		592,000			NA	1973
1900 Half Street	1900 Half Street, SW	Douglas Development	Complete/Existing	477,562	Office		477,562			NA	1975
Washington Navy Yard	8th & M Streets, SE	Dept. of Navy	Complete/Existing	2,200,000	Office		2,200,000			1/1/1999	1/2001
300 M Street	300 M Street, SE	Potomac Investment Properties	Complete/Existing	281,500	Office		278,500	0	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
Marine Bachelor Enlisted Quarters	7th & L Streets, SE	Dept. of Navy	Complete/Existing	149,400	Residential			166		2003	2004
Federal Gateway	1100 New Jersey Avenue, SE	William C Smith & Company	Complete/Existing	297,922	Office		293,000		18,000	2/2002	1/2004
Capitol Hill Tower	1000 New Jersey Avenue, SE	Valhal Corporation	Complete/Existing	566,700	Mixed-use	204	0	344	9,500	4/2004	7/2006
Arthur Capper/ Carrollsburg Senior Home I	900 5th Street, SE	Urban Atlantic/DCHA	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	0	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	Urban Atlantic/DCHA	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
Jefferson at Capitol Yards	70 I Street, SE	JPI	Complete/Existing	478,454	Residential			448		8/2006	7/2008
Onyx on First	1100 First Street, SE	Faison Enterprises/Canyon Johnson	Complete/Existing	225,000	Residential			266		11/2006	8/2008
Axiom at Capitol Yards	100 I Street, SE	JPI	Complete/Existing	284,900	Residential			246		10/2006	8/2008
100 M Street	100 M Street, SE	Opus East	Complete/Existing	240,000	Office		225,000		15,000	10/2006	11/2008
900 M Street	900 M Street, SE	Lincoln Property Company	Complete/Existing	8,400	Retail		920		7,480	2009	2009
Diamond Teague Park	First Street & Potomac Avenue, SE	DC Government	Complete/Existing	39,000	Park					11/1/2008	4/1/2009
909 at Capitol Yards	909 New Jersey Avenue, SE	JPI	Complete/Existing	239,332	Residential			237	6,000	1/2007	4/2009
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
Velocity Condos	1025 1st Street, SE	Cohen Companies	Complete/Existing	245,000	Residential			200	2,000	5/2007	9/2009
Capitol Quarter Phase I	L Street, 5th Street, I Street	EYA/DCHA	Complete/Existing	160,000	Residential			160		6/1/2008	2010
Boilermaker Shop (The Yards)	3rd & Tingey Street, SE	Forest City	Proposed	45,500	Retail				46,500	2010	2011
Canal Park	Canal Street & M Street, SE	Canal Park Development Association	Proposed		Park					10/1/2010	11/1/2011
Square 882 (Capper Apt behind 600 M)	7th & L Streets, SE	DCHA/Forest City/Urban Atlantic	Proposed	189,100	Residential			189		2010	2012
Capitol Quarter Phase II	L Street, 5th Street, I Street	EYA/DCHA	Proposed	163,000	Residential			163		11/1/2010	2012
Park Pavillions Building 173 (The Yards)	3rd & Water Street, SE	Forest City	Proposed	57,500	Retail				57,500	2011	2012
225 Virginia Avenue	225 Virginia Avenue, SE	DC Government/StonebridgeCarras	Proposed	350,000	Office		350,000			2010	2012
Half Street (Phase II)	Half Street btw M & N Streets, SE	Monument Realty	Proposed	485,000	Mixed-use	196		340	35,000	5/2011	5/2012
Building D-2 (The Yards)	400 Tingey Street, SE	Forest City	Proposed	171,000	Residential			190		2011	2013
The Admiral	801 Virginia Avenue, SE	Old City Development	Proposed	23,044	Mixed-use		19,000		3,000	1/2011	2013
25 M Street	Half & M Streets, SE	Akridge	Proposed	710,000	Mixed-use		350,000	280	75,000	2011	2013
Square 769 (Capper MF)	3rd Street & L Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	181,420	Residential			171	4,090	2011	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) 88 K Street	1st & K Streets, SE	DRI Development Services	Proposed	304,000	Mixed-use		290,000		14,000	2011	2013
401 M Street (The Yards)	401 M Street, SE	Forest City	Proposed	432,000	Office		376,000		56,000	2011	2013
1100 South Capitol Street	1100 South Capitol Street, SE	Ruben Companies	Proposed	350,000	Office		320,000		7,000	2011	2013
250 M Street	250 M Street, SE	William C Smith & Company	Proposed	225,000	Office		213,000		12,000	2011	2013
Square 881 W Community Center	500 L Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	18,000	Mixed-use					12/1/2011	2013
WMATA Chilling Station	41 L Street, SE	WMATA/Donatelli Development	Proposed	91,656	TBD			84	5,300	2011	2013
800 New Jersey Avenue	800 New Jersey Avenue, SE	William C Smith & Company	Proposed	1,500,000	TBD	TBD	600,000	600	80,000	TBD	2014
Cohen Development Phase II	First & L Street, SE	Cohen Companies	Proposed	TBD	TBD	200	TBD	TBD	TBD	TBD	2014
Car Barn/Blue Castle	770 M Street, SE	Madison Marquette	Proposed	94,400	TBD				94,400	2012	2014
Plaza On K Phase II	Half & K Streets, SE	DRI Development Services	Proposed	521,000			505,000		16,000	2012	2014
Capper Office on M	600 M Street, SE	Forest City	Proposed	499,780	Office		484,780		15,000	1/2012	2014
RiverFront on the Anacostia	100 Potomac Avenue, SE	FRP Development Corporation	Proposed	1,185,000	Mixed-use	325	545,000	275	80,000	2012	2014
23 Eye Street	23 I Street, SE	Ruben Companies	Proposed	436,000	TBD					2012	2014
50 M Street	50 M Street, SE	Monument Realty	Proposed	140,000	Office		135,000		5,000	NA	2014
Cohen Development Phase III	First & L Street, SE	Cohen Companies	Proposed	TBD	TBD	TBD	TBD	TBD	TBD	TBD	2015
Square 768 (Capper MF)	3rd Street & K Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	295,000	Residential			295		2013	2015
100 V Street	1st & T Streets, SW	Akridge	Proposed	2,700,000	Office		2,000,000		0	TBD	2015
Square 701 Phase II	1st & N Streets, SE	Cofeld, Welch Family	Proposed					200		2013	2015
Square 701 Phase I	First & M Streets, SE	Cofeld, Welch Family	Proposed	350,000	Office		350,000		TBD	2013	2015
1333 M Street	1333 M Street, SE	Cohen Companies	Proposed	815,000	Mixed-use	TBD	TBD	TBD	TBD	TBD	2015
Building 202 (The Yards)	501 M Street, SE	Forest City	Proposed	243,900	Residential			271		2013	2015
1 M Street	1 M Street, SE	Monument Realty	Proposed	325,000	Office		310,000		15,000	2013	2015
1000 South Capitol Street	1000 South Capitol Street, SE	Lerner Enterprises	Proposed	320,000	Office		320,000			NA	2016
Maritime Plaza Phase III	1205 M Street, SE	Lincoln Property Company	Proposed	175,000	Office		175,000	0	0	NA	2016
Maritime Plaza Phase IV	1207 M Street, SE	Lincoln Property Company	Proposed	175,000	Office		175,000	0	0	NA	2016
Maritime Plaza Phase V	1375 M Street, SE	Lincoln Property Company	Proposed	220,000	Office	200	220,000			2011	2016
Square 767 (Capper MF)	3rd Street & I Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	147,000	Residential			147		2014	2016
Square 739 (Arthur Capper-DPW site)	New Jersey Avenue & I Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	322,000	Residential			322		2015	2017
The Yards Phase II	New Jersey Avenue & M Street, SE	Forest City	Proposed	3,624,100	Mixed-use		1,424,000	2,169	230,000	TBD	2017
New Douglass Bridge	1600 South Capitol Street, SE	DDOT	Proposed		Infrastructure					12/1/2013	2017
The Yards Park	3rd & Water Street, SE	Forest City	Under Construction		Park					1/1/2009	9/1/2010
1015 Half Street	1015 Half Street, SE	Douglas Wilson/Prudential	Under Construction	400,000	Office		379,000		21,000	4/2008	12/2010
Foundry Lofts (The Yards - Bldg. 160)	3rd & Tingey Street, SE	Forest City	Under Construction	163,000	Residential			170	10,000	2008	2011
11th Street Bridges	1100 M Street, SE	DDOT	Under Construction		Infrastructure					12/1/2009	12/1/2013
<b>TOTALS</b>				<b>35,676,206</b>		<b>1,125</b>	<b>16,266,747</b>	<b>8,293</b>	<b>1,040,070</b>		



\*Source: Capitol Riverfront BID 2Q 2010, all delivery dates are estimates and subject to change due to market conditions  
 \*\*Total SF figure includes allowed development by right on lots where a building program as yet to be determined