

Capitol Riverfront Project Inventory*

Project	Location	Developer or Current Owner	Status	Cons. Type	Total Sq. Ft.	Major Use	Hotel Rooms	Office Sq. Ft.	Res. Units	Retail Sq. Ft.	Estimated Groundbreaking	Targeted Delivery
Carroll Apartments	410 M Street, SE	DCHA	Complete/Existing		54000	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	Renovation	2,200,000	Office		2,200,000			1/1/199	1/2001
Maritime Plaza Phase I	1201 M Street, SE	COPT	Complete/Existing	New	200,000	Office		200,000			8/2000	11/2001
300 M Street	300 M Street, SE	Potomac Investment Properties	Complete/Existing	New	281,500	Office		278,500		3,000	11/1999	5/2001
80 M Street	80 M Street, SE	Wells REIT	Complete/Existing	New	275,352	Office		275,352			8/2000	7/2001
Maritime Plaza Phase II	1220 12th Street, SE	COPT	Complete/Existing	New	150,000	Office		145,000		2,000	2/2002	1/2003
Marine Bachelor Enlisted Quarters	7th & L Streets, SE	Dept. of Navy	Complete/Existing	New	149,400	Residential			166		2003	2004
Federal Gateway	1100 New Jersey Avenue, SE	William C Smith & Company	Complete/Existing	New	297,922	Office		279,073		18,849	2/2002	1/2004
Arthur Capper/ Carrollburg Senior Home I	900 5th Street, SE	Urban Atlantic/DCHA	Complete/Existing	New	141,542	Residential			162		1/2005	12/2006
Capitol Hill Tower	1000 New Jersey Avenue, SE	Valhal Corporation	Complete/Existing	New	362,700	Mixed-use			344	7,500	4/2004	7/2006
Courtyard Marriott	140 L Street, SE	Chesapeake Lodging Trust	Complete/Existing	New	204,000		204			2,000	4/2004	7/2006
Department of Transportation Headquarters	1200 New Jersey Avenue, SE	JBG Companies	Complete/Existing	New	1,450,000	Office		1,350,000		22,300	2/2004	1/2007
20 M Street	20 M Street, SE	Lerner Enterprises	Complete/Existing	New	190,633	Office		180,633		10,000	8/2005	3/2007
400 M Street Arthur Capper/ Carrollburg Homes	4th & M Streets, SE	Urban Atlantic/DCHA	Complete/Existing	New	128,796	Residential			138		3/2005	6/2007
Nationals Park	South Capitol & N Streets, SE	DCSEC	Complete/Existing	New	1,000,000	Entertainment		30,000		40,000	2006	2008
Onyx on First	1100 First Street, SE	Faison Enterprises/Canyon Johnson	Complete/Existing	New	225,000	Residential			266		11/2006	8/2008
Axiom at Capitol Yards	100 I Street, SE	JPI	Complete/Existing	New	284,900	Residential			246		10/2006	8/2008
Jefferson at Capitol Yards	70 I Street, SE	JPI	Complete/Existing	New	478,454	Residential			448		8/2006	7/2008
100 M Street	100 M Street, SE	Northwood Investors	Complete/Existing	New	240,000	Office		225,000		15,000	10/2006	11/2008
Velocity Condos	1025 1st Street, SE	Cohen Companies	Complete/Existing	New	245,000	Residential			200	2,000	5/2007	9/2009
Diamond Teague Park	First Street & Potomac Avenue, SE	DC Government	Complete/Existing	New	39000	Park					11/2008	4/1/2009
909 at Capitol Yards	909 New Jersey Avenue, SE	JPI	Complete/Existing	New	239,332	Residential			237	6,000	1/2007	4/2009
900 M Street	900 M Street, SE	Paramount Investments	Complete/Existing	Renovation	8400	Retail		920		7480	2009	2009
55 M Street Half Street (Phase I)	Half Street btw M & N Streets, SE	Monument Realty	Complete/Existing	New	290,000	Mixed-use		275,000		15,000	1/2007	4/2009
Capitol Quarter Phase I	L Street, 5th Street, I Street	EYA	Complete/Existing	New	160,000	Residential			160		6/1/2008	2010
The Yards Park	3rd & Water Street, SE	Forest City	Complete/Existing	New	217000	Park					1/1/2009	9/1/2010
1015 Half Street	1015 Half Street, SE	Douglas Wilson/Prudential	Complete/Existing	New	400,000	Office		379,000		21,000	4/2008	7/1/2011
Half Street (Phase II)	Half Street btw M & N Streets, SE	Monument Realty	Proposed	New	485,000	Mixed-use	196		340	35,000	2012	2013
Lumbershed at The Yards	301 Water Street, SE	Forest City	Proposed	Renovation	34,700	Retail		17350		17,350	2012	2013
Akridge at Half Street	Half & M Streets, SE	Akridge	Proposed	New	710000	Mixed-use		370,000	279	55,000	2012	2014
Square 882 (Capper Apt behind 600 M)	701 L Street, SE	Urban Atlantic/DCHA	Proposed	New	189100	Residential			189		2012	2014
1111 New Jersey Avenue	1111 New Jersey Avenue, SE	Donohoe Companies	Proposed	New	211,000	Office		203,000		8,000	2012	2014
Plaza On K (Phase I) 88 K Street	1st & K Streets, SE	DRI Development Services	Proposed	New	304,000	Mixed-use		290,000		14,000	2012	2014
1212 4th Street (aka 401 M Street)	1212 4th Street, SE	Forest City	Proposed	New	390,000	Residential			225	110,000	2011	1/1/2014
Blue Castle/Car Barn	770 M Street, SE	Madison Marquette	Proposed	Renovation	94,400	TBD				94,400	12/2012	2014
250 M Street	250 M Street, SE	William C Smith & Company	Proposed	New	225,000	Office		213,000		12,000	2012	2014
880 New Jersey Avenue	880 New Jersey Avenue, SE	William C Smith & Company	Proposed	New	593021	Residential			430	1500	2012	2014
Cohen Development Phase II	First & L Street, SE	Cohen Companies	Proposed	New	245000	TBD	200	TBD		TBD	2012	2014
Square 881 W Community Center	500 L Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	New	18000	Mixed-use					2013	2015
The Admiral	801 Virginia Avenue, SE	Old City Development/Madison Marquette	Proposed	New	23,044	Mixed-use		19,000		3,000	TBD	2015
1100 South Capitol Street	1100 South Capitol Street, SE	Ruben Companies	Proposed	New	350,000	Office		320,000		7,000	TBD	2015
50 M Street	50 M Street, SE	Monument Realty	Proposed	New	140,000	Office		135,000		5,000	NA	2015
733 Virginia Avenue	8th Street & Virginia Avenue, SE	National Community Church	Proposed	New	98572	TBD		20000		6000	2013	2015
Square 701 Phase I	First & M Streets, SE	Cofeld/Welch Family/WILCO	Proposed	New	350,000	Office		350000		TBD	2013	2015
RiverFront on the Anacostia Phase I	100 Potomac Avenue, SE	FRP Dev/MRP Realty	Proposed	New	200,000	Residential			200	10,000	2013	2015
Square 769 (Capper MF)	3rd Street & L Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	New	181420	Residential			171	4,090	2014	2016
23 Eye Street	23 I Street, SE	Ruben Companies	Proposed	New	436,000	TBD					2014	2016
600 M Street (ACC Office)	600 M Street, SE	Forest City/DCHA	Proposed	New	499,780	Office		484,780		15,000	1/2014	2016
Plaza On K Phase II	Half & K Streets, SE	DRI Development Services	Proposed	New	521000			505,000		16,000	2014	2016
1 M Street	1 M Street, SE	Monument Realty	Proposed	New	325000	Office		310000		15000	2014	2016
Building 170	250 Tingey Street, SE	JBG Companies	Proposed	Renovation	7,000	Retail				7,000	2015	2016
WMATA Chilling Station	41 L Street, SE	WMATA	Proposed	New	91656	TBD			84	5300	NA	2017
Square 768 (Capper MF)	3rd Street & K Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	New	295000	Residential			295		2015	2017
RiverFront on the Anacostia Phase II	100 Potomac Avenue, SE	FRP Dev/MRP Realty	Proposed	New	275,000	Residential			275	20,000	2015	2017
100 V Street	1st & T Streets, SW	Akridge	Proposed	New	2,700,000	Office		2,000,000			TBD	2017
Square 701 Phase II	1st & N Streets, SE	Cofeld/Welch Family/WILCO	Proposed	New	212358				200		2015	2017
Building 202 (The Yards)	501 M Street, SE	Forest City	Proposed	Renovation	243900	Residential			271		2015	2017
1000 South Capitol Street	1000 South Capitol Street, SE	Lerner Enterprises	Proposed	New	320,000	Office		320,000			NA	2017
Park Pavilions P2A at The Yards	3rd & Water Street, SE	Forest City	Proposed	New	7,600	Retail				7,600	TBD	2017
Park Pavilions P2B at The Yards	3rd & Water Street, SE	Forest City	Proposed	New	15,200	Retail				15,200	TBD	2017
New Douglass Bridge	1600 South Capitol Street, SE	DDOT	Proposed	New		Infrastructure					12/1/2013	2017
Marina Place	2100 First Street, SW	Buzzards Point LLC	Proposed	New	113748	Residential			99	2047	2015	2017
Square 740	NJ Avenue, First Street, K and L Street	Akridge	Proposed	New	220000	TBD					2015	2017
Cohen Development Phase III	First & L Street, SE	Cohen Companies	Proposed	New	183300	TBD	TBD	TBD	TBD	TBD	TBD	2018
Maritime Plaza Phase III	1205 M Street, SE	Lincoln Property Co.	Proposed	New	175,000	Office		175,000			NA	2018
Maritime Plaza Phase IV	1207 M Street, SE	Lincoln Property Co.	Proposed	New	175,000	Office		175,000			NA	2018
Maritime Plaza Phase V	1375 M Street, SE	Lincoln Property Co.	Proposed	New	220,000	Hotel	200				NA	2018
Square 767 (Capper MF)	3rd Street & I Street, SE	DCHA/Forest City/Urban Atlantic	Proposed	New	147000	Residential			147		2016	2018
800 New Jersey Phase II	800 New Jersey Avenue, SE	William C Smith & Company	Proposed	New	900000	TBD		400000	400	20000	TBD	2018
Square 739 (Arthur Capper-DPW site)	900 New Jersey Avenue, SE	DCHA/Forest City/Urban Atlantic	Proposed	New	322000	Residential			322		2017	2019
1333 M Street	1333 M Street, SE	Cohen Companies	Proposed	New	815000	Mixed-use	TBD	TBD	TBD	TBD	TBD	2019
RiverFront on the Anacostia Phase III & IV	100 Potomac Avenue, SE	FRP Development Corporation	Proposed	New	710,000	Mixed-use	325	345,000		20,000	2018	2020
The Yards Phase II	New Jersey Avenue & M Street, SE	Forest City	Proposed	New	3624100	Mixed-use		1,424,000	2,169	230,000	TBD	2020
37 L Street	37 L Street, SE	Greta Silverman	Proposed	New	72000	Office		72000			TBD	2020
Foundry Lofts (The Yards - Bldg. 160)	3rd & Tingey Street, SE	Forest City	Under Construction	Renovation	163000	Residential			170	10,000	2008	10/1/2011
Boilermaker Shop (The Yards)	3rd & Tingey Street, SE	Forest City	Under Construction	Renovation	45,500	Retail		12000		33,500	2011	2012
Canal Park	Canal Street & M Street, SE	Canal Park Development Association	Under Construction	New	3000	Park				3000	10/1/2010	5/1/2012
Capitol Quarter Phase II	L Street, 5th Street, I Street	EYA	Under Construction	New	163000	Residential			163		11/1/2010	2012
200 I Street (225 VA Ave)	200 I Street, SE	DC Government/StonebridgeCarras	Under Construction	Renovation	420000	Office		350000		5000	12/1/2010	6/1/2012
Camden South Capitol	1345 South Capitol Street, SW	Camden Property Trust	Under Construction	New	230000	Residential			276	3000	3/1/2011	2013
11th Street Bridges	1100 M Street, SE	DDOT	Under Construction	New		Infrastructure					12/1/2009	12/1/2013
TOTALS					36,726,928**		1,125	15,398,170	9,132	982,116		



*Source: Capitol Riverfront BID 3Q 2011, 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 has not yet been determined