

# Development in the Capitol Riverfront Business Improvement District



- 1. Capitol Yards, JPI**  
Residential Apt. 1,352 units; Retail 21,000 SF
- 2. 800 New Jersey Avenue**  
William C. Smith & Co.  
Mixed Use 1.5 million SF
- 3. 225 Virginia Ave,** Highgate Holdings  
Office 421,000 SF
- 4. Plaza on K,** DRI Development  
Office 795,000 SF; Retail 30,000 SF
- 5. 1000 South Capitol Street,** Lerner  
Office 320,000 SF; Retail TBD
- 6. 1015 Half Street,** Opus East  
Office 379,000 SF; Retail 21,000 SF

- 7. Velocity Condos,** Cohen Companies/ADC  
Residential Condos 200 units (First Phase)  
Office/Mixed Use TBD (Subsequent Phases)
- 8. Akridge**  
Mixed Use TBD
- 9. Capitol Hill Tower,** Valhal  
Residential Co-Op 344 units; Retail 8,000 SF
- 10. Courtyard by Marriott,** Valhal  
Hotel 204 rooms; Retail 4,000 SF
- 11. Capitol Quarter & Capper/Carrollsbury**  
EYA, Mid-City Urban & Forest City  
Residential Townhouses 323 units; Residential  
Apartments & Condos 1,859 units
- 12. SC 1100,** Ruben Companies  
Office 320,000 SF; Retail TBD
- 13. 20 M Street,** Lerner  
Office 180,633 SF; Retail 10,000 SF
- 14. 50 M Street,** Monument Realty  
Office 135,000 SF; Retail 5,000 SF
- 15. 80 M Street,** Spaulding & Slye Colliers  
Office 275,352 SF
- 16. Onyx on First,** Faison/Canyon-Johnson  
Residential Apartments 266 units

- 17. 100 M Street,** Opus East  
Office 225,000 SF; Retail 15,000 SF
- 18. 1111 New Jersey Avenue,** Donohoe  
Office 203,000 SF; Retail 8,000 SF
- 19. Federal Gateway I,** William C. Smith & Co.  
Office 293,000 SF; Retail 18,000 SF
- 20. Federal Gateway II,** William C. Smith & Co.  
Office 213,000 SF; Retail 12,000 SF
- 21. 300 M Street,** Potomac Investments  
Office 278,500 SF; Retail 3,000 SF
- 22. 600 M Street,** Forest City  
Office 500,000 SF; Retail 20,500 SF
- 23. 25 M Street,** Akridge  
Office 350,000 SF; Residential 300 units;  
Retail 60,000 SF
- 24. Half Street,** Monument Realty  
Office 275,000 SF; Retail 50,000 SF;  
Residential 340 units; Hotel 196 rooms
- 25. Square 701,** 1st and M St., LLC, Cofeld,  
Welch Family & Michael Meisel  
Office 350,000 SF; Retail TBD (Phase I)  
Residential TBD (Phase II)
- 26. U.S. Department of Transportation,** JBG  
Office 1,350,000 LSF; Retail 22,300 SF
- 27. The Yards,** Forest City Washington  
Office 1.8 million SF; Retail 400,000 SF  
Residential Apts. & Condos 2,800 units

- 28. RiverFront on the Anacostia,**  
FRP Development  
Office 545,000 SF; Retail 80,000 SF;  
Residential 275 units; Hotel 325 Rooms
- 29. 100 V Street,** Akridge  
Mixed Use 2.7-5.3 M SF
- 30. 1900 Half Street,** Douglas Development  
Office 477,562 SF
- 31. Coast Guard Headquarters**  
Monday Real Estate  
Office 570,000 SF
- 32. Marine Bachelor Enlisted Quarters**  
Residential Dorms 166 units
- 33. Admiral at Barracks Row,**  
Old City Development, LLC  
Retail 3,000 SF; Office 19,000 SF
- 34. 900 M Street**  
Retail 7,480 SF; Office 920 SF
- 35. Maritime Plaza,**  
Brickman  
Office 345,000 SF (PUD allows for  
additional Office, Hotel)
- 36. Cohen Companies**  
Office 250,000 SF (available FAR)