

1. Novel South Capitol

RCP/Crescent Communities
Residential: 539 apt. units
Retail: 6,800 SF

2. Splash Carwash

Greystar
Residential: 542 apt. units

4. Square 695 Residential II

Greystar
Residential: 214 apt. units

5. Square 695 Hotel

Greystar
Hotel: 200 keys
Retail: 6,000 SF

6. 70 Capitol Yards

JP Morgan Asset Management
Residential: 448 apt. units

7. 100 Capitol Yards

JP Morgan Asset Management
Residential: 246 apt. units

8. ORE 82

Greystar/RCP
Residential: 227 apt. units
Retail: 5,700 SF

9. Agora

WC Smith
Residential: 334 apt. units
Retail: 35,000 SF

10. Park Chelsea

WC Smith
Residential: 429 apt. units
Retail: 1,500 SF

11. The Garrett

WC Smith
Residential: 375 apt. units
Retail: 14,000 SF

12. 200 I

DC Govt/Stonebridge Carras
Office: 350,000 SF

13. One Hill South Phase II

Ruben/Related Companies
Residential: 305 apt. units

14. One Hill South Phase I

Ruben/Related Companies
Residential: 383 apt. units
Retail: 25,000 SF

15. DC Crossing

Tishman Speyer
Residential: 818 apt. units
Retail: 46,000 SF

16. 909 Capitol Yards

JP Morgan Asset Management
Residential: 237 apt. units
Retail: 6,000 SF

17. 1000 South Capitol

Lerner
Residential: 244 apt. units

18. 1015 Half

Opus East/Douglas Wilson Cos.
Office: 373,700 SF
Retail: 17,300 SF

19. Parc Riverside Phase II

Toll Brothers
Residential: 308 apt. units

21. Parc Riverside Phase I

Toll Brothers
Residential: 287 apt. units

20. Velocity Condominiums

Cohen Companies
Residential: 200 condo units
Retail: 3,100 SF

22. Meridian on First

Paradigm
Residential: 275 apt. units

23. Capitol Hill Tower Co-op

Valhal
Residential: 344 co-op units
Retail: 8,900 SF

24. Courtyard by Marriott

Park Hotels
Hotel: 204 rooms
Retail: 2,300 SF

25. Capitol Quarter I & II

DCHA/EYA
Residential: 236 townhomes /
86 apt. units

26. Capper Seniors*

DCHA
Residential: 162 apt. units

27. Community Center at Capitol Quarter

DC Department of Parks and Recreation

28. The Brig

Calle Ocho
Retail: 4,800 SF

29. Emblem at Barracks Row

Bozzuto
Residential: 20 condo units
Retail: 2,800 SF

30. 821 Virginia Avenue SE

Retail: 2,500 SF

31. 37 L

Red Ace-DBT LLC
Residential: 74 condo units
Retail: 2,000 SF

32. 41 L

MRP Realty/May Riegler/Kruger
Residential: 162 apt. units
Retail: 5,600 SF

33. St. Vincent de Paul Church

Archdiocese of Washington

34. 20 M

Lerner
Office: 179,700 SF
Retail: 10,100 SF

35. Homewood Suites

KCG 50 M LLC
Hotel: 195 keys
Retail: 4,800 SF

36. 80 M

Columbia Property Trust
Office: 286,200 SF
Planned Expansion: 88,000 SF

37. Onyx on First

Urban Investment Partners
Residential: 264 apt. units

38. 100 M

Lionstone - Hermes
Office: 229,600 SF
Retail: 12,000 SF

39. Insignia on M

Donohoe/MetLife
Residential: 324 apt. units
Retail: 10,800 SF

40. 1100 New Jersey

WC Smith
Office: 279,000 SF
Retail: 21,500 SF

41. Harlow

DCHA/Urban Atlantic/FCW
Residential: 179 apt. units
Retail: 3,100 SF

42. 250 M at Canal

WC Smith
Office: 174,500 SF
Retail: 7,000 SF

43. 300 M

Federal Center LP
Office: 278,000 SF
Retail: 5,000 SF

44. 400 M Street

DCHA
Residential: 138 apt. units

45. Carroll Apartments

DCHA
Residential: 60 apt. units

46. Van Ness Elementary School

DC Public Schools

47. The Bixby

DCHA/Urban Atlantic/Brookfield
Residential: 195 apt. units

48. Capital Turnaround

National Community Church

49. Callisto

Murillo/Malnati Group
Residential: 18 apt. units

50. The Europa

Murillo/Malnati Group
Residential: 49 apt. units

51. 900 M Street

Paramount Investments
Retail: 7,500 SF

52. Humane Rescue Alliance Headquarters

Humane Rescue Alliance
Office: 70,000 SF

53. One M

National Assoc. of Broadcasters
Office: 113,500 SF
Retail: 4,400 SF

54. Avidian

Monument
Residential: 171 condo units

55. Public Storage

Public Storage
Retail: 23,700 SF

56. 1221 Van

JBG Smith Properties
Residential: 291 apt. units
Retail: 23,700 SF

57. 25 M

Brandywine Realty Trust
Office: 225,000 SF
Retail: 23,000 SF



Properties as of December 2019
For more information go to
planned development go to
www.capitolriverfront.org
*Capper Seniors apartment building was
destroyed by fire in September 2018, an
is currently being reconstructed.

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DC Public Schools

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Public Storage
Retail: 23,700 SF

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JBG Smith Properties
Residential: 291 apt. units
Retail: 23,700 SF

57. 25 M

Brandywine Realty Trust
Office: 225,000 SF
Retail: 23,000 SF

58. West Half

JBG Smith Properties
Residential: 465 apt. units
Retail: 42,900 SF

59. 55 M

Spear Street Capital
Office: 254,500 SF
Retail: 13,100 SF

60. 99 M

State Street Global/Polinger Co.
Office: 220,000 SF
Retail: 10,700 SF

61. The Kelvin/eNvy

Jair Lynch Real Estate Partners
Residential: 312 apt. / 127 condo
Retail: 55,400 SF

62. Marriott Residence Inn

Stonebridge
Hotel: 170 keys

63. F1RST Residences

JBG Smith Properties
Residential: 325 apt. units
Retail: 21,450 SF

64. Hampton Inn & Suites

PM Hotel Group
Hotel: 168 keys
Retail: 5,000 SF

65. 1st Street Retail Pavilion

Anfield Stadium, LLC
Retail: 30,000 SF

66. Chemonics Headquarters

Brookfield Properties
Office: 285,000 SF
Retail: 14,140 SF

67. U.S. Department of Transportation

JBG SEFC
Office: 1,350,000 SF
Retail: 1,200 SF

68. Boilermaker Shops

Brookfield Properties
Office: 10,600 SF
Retail: 32,450 SF

69. Twelve12

Brookfield Properties
Residential: 218 apt. units
Retail: 88,000 SF

70. Washington Navy Yard

Office: 2,200,000 SF

71. Maritime Plaza I

COPT
Office: 200,600 SF

72. Maritime Plaza II

COPT
Office: 160,000 SF

73. Nats Park Entertainment

Washington Nationals Baseball Club
Office: 35,000 SF

74. Yards Parcel I

Brookfield Properties
Residential: 348 apt. units
Retail: TBD SF

75. The Yards Movie Theater

Brookfield Properties
Entertainment: 66,000 SF

76. DC Water Headquarters

DC Water
Office: 151,000 SF

77. Thompson Washington DC

Gone Yard Hotel Owner
Hotel: 225 keys
Retail: 4,800 SF

78. Estate

Brookfield Properties
Residential: 264 apt. units
Retail: 14,000 SF

79. Foundry Lofts

Brookfield Properties
Residential: 170 apt. units
Retail: 9,400 SF

80. Arris

Mill Creek Residential
Residential: 327 apt. units
Retail: 20,000 SF

81. The Bower

PN Hoffman
Residential: 137 condo units
Retail: 13,000 SF

82. Guild

Brookfield Properties
Residential: 190 apt. units
Retail: 6,300 SF

83. Lumber Shed

Brookfield Properties
Office: 17,350 SF
Retail: 14,250 SF

84. District Winery

Brookfield Properties
Retail: 16,000 SF

85. Maren

MRP Realty
Residential: 264 apt. units
Retail: 7,000 SF

86. Dock 79

MRP Realty
Residential: 305 apt. units
Retail: 14,600 SF

87. 1800 Half (SW)

MRP Realty
Residential: 344 apt. units
Retail: TBD SF

88. 1900 Half (SW)

Douglas Development Corp.
Residential: 453 apt. units
Retail: 15,000 SF

89. RiverPoint

RiverPoint Partners, LLC
Residential: 480 apt. units
Retail: 60,000 SF

90. Peninsula 88

Capital City Real Estate
Residential: 110 condo units
Retail: 1,800 SF