

## RESIDENTIAL

- 1. 2 Eye Phase I**  
RCP/Crescent Communities  
Residential: 355 apt. units  
Retail: 3,000 SF
- 2. 70 Capitol Yards**  
JP Morgan Asset Management  
Residential: 448 apt. units
- 3. 100 Capitol Yards**  
JP Morgan Asset Management  
Residential: 246 apt. units
- 4. ORE 82**  
Greystar/RCP  
Residential: 227 apt. units  
Retail: 5,750 SF
- 5. Agora**  
WC Smith  
Residential: 334 apt. units  
Retail: 35,000 SF
- 6. The Garrett**  
WC Smith  
Residential: 375 apt. units  
Retail: 14,000 SF
- 7. Park Chelsea**  
WC Smith  
Residential: 429 apt. units
- 8. One Hill South**  
Ruben/Related Companies  
Residential: 383 apt. units  
Retail: 25,000 SF
- 9. Square 696 Phase I**  
Tishman Speyer  
Residential: 400 apt. units  
Retail: 46,000 SF
- 10. 909 Capitol Yards**  
JP Morgan Asset Management  
Residential: 237 apt. units  
Retail: 6,000 SF
- 11. 1000 South Capitol**  
Lerner  
Residential: 248 apt. units
- 12. Parc Riverside Phase II**  
Toll Brothers  
Residential: 308 apt. units
- 13. Parc Riverside**  
Toll Brothers  
Residential: 287 apt. units
- 14. Velocity Condominiums**  
Residential: 200 condo units  
Retail: 3,100 SF
- 15. Meridian on First (Square 740)**  
Paradigm  
Residential: 275 apt. units
- 16. Capitol Hill Tower Co-op**  
Residential: 344 co-op units  
Retail: 8,900 SF
- 17. 37 L Street SE**  
Red Ace-DBT LLC  
Residential: 74 condo units  
Retail: 2,000 SF
- 18. 41 L Street**  
MRP Realty/CAS Riegler  
Residential: 162 condo units  
Retail: 5,650 SF
- 19. Onyx on First**  
JP Morgan Asset Management  
Residential: 264 apt. units
- 20. Insignia on M**  
Donohoe/MetLife  
Residential: 324 apt. units  
Retail: 10,800 SF
- 21. Avidian**  
Monument  
Residential: 171 condo units
- 22. 1221 Van**  
JBG Smith Properties  
Residential: 291 apt. units  
Retail: 23,700 SF
- 23. West Half II/III**  
JBG Smith Properties  
Residential: 465 apt. units  
Retail: 42,900 SF
- 24. 1250**  
Jair Lynch Real Estate Partners  
Residential: 439 apt. units  
Retail: 55,350 SF
- 25. F1RST Residences**  
Grosvenor Americas/McCaffery/CEI  
Residential: 325 apt. units  
Retail: 21,450 SF
- 26. Square 769N**  
DCHA/Urban Atlantic/FCW  
Residential: 179 apt. units  
Retail: 3,100 SF
- 27. Capitol Quarter I & II**  
DCHA/EYA  
Residential: 322 townhomes + apt. units
- 28. Capper Seniors**  
DCHA  
Residential: 162 apt. units
- 29. 400 M Street**  
DCHA  
Residential: 138 apt. units
- 30. Carroll Apartments**  
DCHA  
Residential: 60 apt. units
- 31. The Bixby**  
DCHA/Urban Atlantic/FCW  
Residential: 195 apt. units
- 32. Emblem at Barracks Row**  
Bozzuto  
Residential: 20 condo units  
Retail: 2,800 SF
- 33. 816 Potomac Avenue Apartments**  
Murillo/Malnati Group  
Residential: 18 apt. units
- 34. Twelve12**  
Forest City Washington  
Residential: 218 apt. units  
Retail: 88,000 SF
- 35. Parcel L2 Apartments**  
Forest City Washington  
Residential: 264 apt. units  
Retail: 14,000 SF
- 36. Foundry Lofts**  
Forest City Washington  
Residential: 170 apt. units  
Retail: 9,400 SF

- 37. Arris**  
Forest City Washington  
Residential: 327 apt. units  
Retail: 20,000 SF
- 38. The Bower**  
PN Hoffman  
Residential: 137 condo units  
Retail: 13,000 SF
- 39. Parcel O2 Apartments**  
Residential: 191 apt. units  
Retail: 6,300 SF
- 40. 71 Potomac**  
MRP Realty  
Residential: 265 apt. units  
Retail: 7,000 SF
- 41. Dock 79**  
MRP Realty  
Residential: 305 apt. units  
Retail: 14,650 SF
- 42. River Point**  
River Point Partners, LLC  
Residential: 485 apt. units  
Retail: 70,000 SF
- 43. Peninsula 88**  
Capital City Real Estate  
Residential: 110 condo units  
Retail: 1,800 SF
- 44. 1900 Half**  
Douglas Development Corporation  
Residential: 415 apt. units  
Retail: 15,000 SF

## Waterfront Substation

DCHA  
Residential: 162 apt. units

## Audi Field

DCHA  
Residential: 138 apt. units

## Buzzard Point

DCHA  
Residential: 60 apt. units

## COMMERCIAL

DC Govt/Stonebridge Carras  
Office: 350,000 SF

Prudential  
Office: 373,750 SF  
Retail: 17,350 SF

Lerner  
Office: 179,700 SF  
Retail: 10,150 SF

Columbia Property Trust  
Office: 285,300 SF

Lionstone Investments  
Office: 229,600 SF  
Retail: 12,050 SF

WC Smith  
Office: 279,000 SF  
Retail: 21,550 SF



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DC Govt/Stonebridge Carras  
Office: 350,000 SF

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Office: 373,750 SF  
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Office: 179,700 SF  
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Office: 285,300 SF

Lionstone Investments  
Office: 229,600 SF  
Retail: 12,050 SF

WC Smith  
Office: 279,000 SF  
Retail: 21,550 SF

## COMMERCIAL

Monument  
Office: 111,700 SF  
Retail: 4,500 SF

Akridge/Brandywine Realty Trust  
Office: 222,000 SF  
Retail: 23,000 SF

Hines  
Office: 254,500 SF  
Retail: 10,700 SF

Grosvenor Americas/McCaffery  
Retail: 11,000 SF

JBG Smith Properties  
Office: 1,350,000 SF  
Retail: 1,200 SF

## COMMERCIAL

WC Smith  
Office: 215,750 SF  
Retail: 12,200 SF

JBG Smith Properties  
Office: 276,300 SF  
Retail: 5,000 SF

Paramount Investments  
Retail: 7,500 SF

Humane Rescue Alliance  
Office: 70,000 SF

Forest City Washington  
Office: 2,200,000 SF

COPT  
Office: 200,600 SF

COPT  
Office: 160,000 SF

## COMMERCIAL

Forest City Washington  
Office: 10,600 SF  
Retail: 32,450 SF

Forest City Washington  
Office: 17,350 SF  
Retail: 14,250 SF

Forest City Washington  
Retail: 16,000 SF

Forest City Washington  
Entertainment: 66,000 SF

DC Water  
Office: 151,000 SF

## HOTEL

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

## COMMUNITY

Chesapeake Lodging Trust  
Hotel: 204 rooms  
Retail: 2,300 SF

Stonebridge  
Hotel: 170 rooms

Buccini/Pollin Group  
Hotel: 168 rooms  
Retail: 5,000 SF

Forest City Washington  
Hotel: 225 rooms  
Retail: 4,800 SF

## COMMUNITY

DCHA

DCHA

DCPS

National Community Church

For more information about planned development go to [www.capitolriverfront.org](http://www.capitolriverfront.org)

Properties as of December 2017