



**The Plaza on K DRI**  
**Office: 820,000 SF**  
**Retail: 35,000 SF**

**CAPITOL YARDS**  
 JPI

**70 I STREET**  
 Residential: 448 apt. units

**100 I STREET**  
 Residential: 246 apt. units

**23 I STREET**  
 Residential: 421 units  
 Retail: 35,000 s.f.

**909 NEW JERSEY AVE**  
 Residential: 237 units  
 Retail: 6,000 s.f.

**1000 S. CAPITOL**  
 Lerner  
 Office: 320,000 s.f.  
 Retail: TBD

**HALF STREET PHASE I**  
 Monument Realty

**55 M STREET**  
 Office: 275,000 s.f.  
 Retail: 15,000 s.f.

**W ALOFT HOTEL**  
 196 Rooms  
 Retail: 15,000 s.f.

**MONUMENT RESIDENTIAL**  
 Residential: 330 Units  
 Retail: 20,000 s.f.

**AKRIDGE**  
 Mixed Use: TBD

**1111 NEW JERSEY**  
 Donohoe  
 Office: 146,000 s.f.  
 Retail: 10,112 s.f.

**1100 S. CAPITOL**  
 Ruben Companies  
 Office: 350,000 s.f.  
 Retail: TBD

**FLORIDA ROCK**  
 Office: 1,027,000 s.f.  
 Retail: 85,000 s.f.  
 Residential: 320,000 s.f.  
 Hotel: 325 rooms

**1900 HALF ST SW**  
 Douglas Development  
 Office: 477,562 s.f.

**100 V ST SW**  
 Akridge  
 Mixed use: 2.7 million s.f.

**COAST GUARD HQ**  
 Monday Real Estate  
 Office: 570,000 s.f.

**VELOCITY CONDOS**  
 Cohen Companies/ADC  
 Residential: 200 units  
 additional phases of condos and office buildings

**1015 HALF STREET**  
 Opus East  
 Office: 411,000 s.f.  
 Retail: 20,000 s.f.

**ONYX ON FIRST**  
 Faison/Canyon-Johnson  
 Residential: 266 condos

**50 M STREET**  
 Monument Realty  
 Office: 135,000 s.f.  
 Retail: 5,000 s.f.

**100 M STREET**  
 Opus East  
 Office: 225,000 s.f.  
 Retail: 15,000 s.f.

**80 M STREET**  
 Spaulding & Slye Colliers  
 Office: 275,352 s.f.

**20 M STREET**  
 Lerner  
 Office: 180,633 s.f.  
 Retail: 10,000 s.f.  
 (Kinkos/FedEx, Wachovia Bank)

**800 NEW JERSEY**  
 William C. Smith & Co.  
 Mixed use:  
 1.2 million s.f.

**CAPITOL HILL TOWERS COOP**  
 Valhal Corp.  
 Residential: 344 coop units  
 Retail: 8,000 s.f. (Cleaners,  
 available restaurant)

**COURTYARD MARRIOTT**  
 Valhal Corp.  
 200 rooms  
 Retail: 4,000 s.f.  
 (Restaurant, Bar)

**225 VIRGINIA AVE**  
 Highgate Holding  
 Office: 421,000 s.f.

**FEDERAL GATEWAY I**  
 William C. Smith & Co.  
 Office: 293,000 s.f.  
 Retail: 18,000 s.f. (Five Guys,  
 Subway, CVS, Chevy Chase Bank)

**FEDERAL GATEWAY II**  
 William C. Smith  
 Office: 200,000 s.f.  
 Retail: 12,000 s.f.

**ARTHUR CAPPER/CARROLLSBURG**  
 DCHA-EYA-Forest City-Mid City Urban

**MULTI-FAMILY HOUSING**  
 Residential: 500 units

**300 M STREET**  
 Potomac Investments  
 Office: 278,500 s.f.  
 Retail: 2,500 s.f.  
 (Sizzling Express)

**CAPPER SENIORS I**  
 Residential: 162 units

**CAPITOL QUARTERS**  
 Residential: 325  
 Townhouses

**CAPPER SENIORS II**  
 Residential: 139 units

**MULTI-FAMILY HOUSING**  
 Residential: 500 units

**MARINE BACHELOR ENLISTED QUARTERS**  
 Dept. of Navy  
 Residential: 166 dorms  
 Sports Field, Rehearsal  
 Hall & Parking Garage

**MARITIME PLAZA I & II**  
 Brickman  
 Office: 345,000 s.f.  
 PUD allows 2 more office  
 bldgs. & 1 hotel

**NATIONALS BALLPARK**

**WASHINGTON NAVY YARD**

**PROPOSED RIVERWALK**

**U.S. DEPT. OF TRANSPORTATION**  
 JBG  
 Office: 1,350,000 LSF  
 Retail: 22,300 s.f.  
 (Starbucks, Credit Union,  
 Cafeteria)

**SQUARE 701**  
 1st and M St. LLC,  
 Cofield, Welch Family &  
 Michael Meisel  
 Mixed Use: 800,000 s.f.

**401 M STREET SE**  
 Office: 376,000 s.f.  
 Retail: 56,000 s.f.  
 (planned grocery store)

**BUILDING D-2**  
 Residential: 170+ apt. units

**BUILDING 167**  
 Historic Boiler  
 Maker Shop  
 Retail: 46,500 s.f.

**PHASE II DEV. PARCELS**  
 Mixed use: 2.4 million s.f.

**THE YARDS**  
 Forest City Washington

**BUILDING 202,**  
 FCW/PN Hoffman  
 Residential: 271  
 Condo units

**BUILDING 173**  
 Retail: 36,400 s.f.

**CAPPER/ CARROLLSBURG & FOREST CITY**  
 Office: 500,000 s.f.  
 Retail: 51,000 s.f.

**BUILDING 74**  
 Residential:  
 Townhouses

**BUILDING 160**  
 Residential: 170  
 apt. units  
 Retail: 10,000 s.f.

**1333 M STREET SE**  
 Cohen Companies  
 Office (potential residential)  
 250,000 s.f. available FAR

**ADMIRAL AT BARRACKS ROW**  
 Old City Development, LLC  
 Office: 4,750 s.f.  
 Residential: 17 condo units  
 Retail: 3,200 s.f.

**Project Delivery Map**  
 as of August 1, 2007



- Existing/ Recently Completed
- 2008 Completion
- 2009 Completion
- 2010 Completion
- 2011 Completion
- 2011+ Completion
- Parks and Open Space

**Capitol Riverfront**  
 Business Improvement District