

11th Street Bridge Park

Identifying Community and Economic Development Opportunities



Virginia Tech

Urban Affairs and Planning

Studio Report, May 2014



VirginiaTech
Invent the Future®

Appendix A: List of Interviewees

Janelle Badanes

Event Planner

In person interview with Kelly Davis

March 30, 2014

Polina Bakhteiarov

Executive Director, Great Streets

DMPED

In person interview with Chris Marshall

February 27, 2014

Jerome Berth

Vice President of Business Affairs

Bryant Park Corporation

Phone interview with Matt Pfeiffer

March 24, 2014

Kellie Bollinder

Executive Director

Earth Conservation Corps

In person interview with John Stowe

April 9, 2014

Jack Browand

Supervisor

Alexandria Department Recreation, Parks, and

Cultural Activity

Phone interview with Matt Pfeiffer

March 27, 2014

Steve Budas

Executive Office Manager

Landmark Center

Phone interview with John Stowe

March 24, 2014

Stephen Coleman

Executive Director

Washington Parks and People

Phone interview with Matt Pfeiffer

March 6, 2014

Deborah Freis and Jamie Lantinen

DC OCFO

Phone interview with Kelly Davis

March 13, 2014

Paul Giordano

Washington DC SCORE

Phone interview with Erik Belmont

March 6, 2014

Adam Gooch

Vice President, Director of Development

Akridge

Phone interview with Aaron Frank

March 26, 2014

Ed Grandis

Executive Director

Anacostia BID

In person interview with Chris Marshall and Erik Belmont

March 21, 2014

Jill Griffin

AED Specialist

Arlington Economic Development

Phone interview with Matt Pfeiffer

March 24, 2014

Jonathan Kaplan

Treasurer

RiNo Arts District

Phone interview with Katie McConnell

Fall 2013

Ramsey Meiser

Senior Vice President - Development

Forest City

Phone interview with Aaron Frank

March 17, 2014

Camille Nixon

Project Manager, Retail Business Development
DSLBD
Phone interview with Chris Marshall
February 28, 2014

Nikki Peele

Director of Marketing and Business
Development
ARCH Development/The Hive
In person interview with Chris Marshall and Erik
Belmont
March 13, 2014

Katie Rehwalddt

Manager
District DPR Park Partners and Community
Engagement
Phone interview with Matt Pfeiffer
March 13, 2014

Michael Stevens

President
Capitol Riverfront BID
Phone interview with Kelly Davis
March 4, 2014

Christopher VanArsdale

Executive Director
Canal Park Development Association
Email correspondence with Yasmine Doumi
March 17, 2014

Arlova Vohmn

Principal Planner
Arlington County Planning Division
In person interview with Matt Pfeiffer
March 12, 2014

Stan Voudrie

Principal
Four Points LLC
In person interview with Chris Marshall
March 19, 2014

Tracy Weil

Chair
RiNo Arts District
Phone interview with Katie McConnell
Fall 2013

Janet Weston

Canal Park Corporation
Email correspondence with Matt Pfeiffer &
Yasmine Doumi
March 28, 2014

Stockton Williams

Principal
HR&A Advisors
Phone interview with Aaron Frank
April 3, 2014

Charles Wilson

DMPED Small Business team;
Historic Anacostia Block Association (HABA);
ANC 8A04 and River East Emerging Leaders
(reel)
In person interview with Chris Marshall and Erik
Belmont
March 14, 2014

Chris Woldrum

Phone interview with Katie McConnell
Fall 2013

Appendix B: Business information

Active Nature

15205 Montevideo Rd.
Poolesville, MD 20837
www.anadventures.com
(202) 350-0503

American Horticultural Society River Farm

7931 E. Boulevard Dr.
Alexandria, VA 22308
www.ahs.org
(703) 768-5700

Anacostia Economic Development Corporation

1800 Martin Luther King, Jr. Ave. SE
Suite 100
Washington, DC 20020
www.anacostiacdc.com
(202) 889-5100

Anacostia Playhouse

2020 Shannon Place SE
Washington, DC 20020
www.anacostiaplayhouse.com
(202) 290-2328

ARCH Development Corporation

1227 Good Hope Rd. SE
Washington, DC (202) 889-5000
www.archdevelopment.org
(202) 889-5000

Arlington County Gulf Branch Nature Center

3608 N Military Rd.
Arlington, VA 22207
parks.arlingtonva.us/locations/gulf-branch-nature-center
(703) 228-3403

Arthritis Foundation

1330 W. Peachtree St.
Ste. 100
Atlanta, GA 30309
www.arthritis.org
(404) 872-7100

Arts Club of Washington

2017 I St. NW
Washington, DC 20006
artsclubofwashington.org
(202) 331-7282

Capitol Riverfront

1100 New Jersey Ave. SE
Suite 1010
Washington, DC 20003
<http://www.capitolriverfront.org>
(202) 465-7093

Chesapeake Bay Foundation

Philip Merrill Environmental Center
6 Herndon Ave.
Annapolis, MD 21403
www.cbf.org/about-cbf/offices-operations/philip-merrill-environmental-center
(443) 482-2001

ConAgra Foods Foundation

1 ConAgra Dr.
Omaha, NE 68102
<http://www.conagrafoodsfoundation.org/>
(877) 266-2472

Cultural Tourism DC

1250 H St. NE
#1000
Washington, DC 20005
www.culturaltourismdc.org
(202) 661-7581

Deanwood Heights Main Streets

4645 Nannie H. Burroughs Ave. NE
Suite 202
Washington, DC 20019
<http://www.dhmainstreets.org>
(202) 621-2288

Disney Worldwide Conservation Fund

Disney Corporate Citizenship, Conservation Programs
P.O. Box 10000
Lake Buena Vista, FL 32830
thewaltdisneycompany.com/citizenship/act-responsibly/environmental-stewardship/disney-worldwide-conservation-fund

Eastern Market

225 Seventh St. SE
Washington, DC 20003
www.easternmarket-dc.org
(202) 698-5253

Fletcher's Boathouse

4940 Canal Rd. NW
Washington, DC 20007
www.fletcherscove.com
(202) 244-0461

Foundation Center

79 Fifth Ave./Sixteenth St.
New York, NY 10003
foundationcenter.org
(212) 620-4230

Four Points LLC

1805 Seventh St. NW
Suite 800
Washington, DC 20001
fourpointslc.com
(202) 449-9870

Golden Triangle BID

1120 Connecticut Ave. NW
Washington, DC 20036
www.goldentriangledc.com
(202) 463-3400

Honfleur Gallery

1241 Good Hope Rd.
Washington, DC 20020
www.honfleurgallery.com
(202) 365-8392

Key Bridge Boat House

3500 Water St. NW
Washington, DC 20007
www.boatingindc.com
(202) 337-9642

Landmark Center

75 Fifth St.
St Paul, MN 55102
www.landmarkcenter.org
(651) 292-3233

Liquid Adventures Kayaking School

25 Ericsson Rd.
Cabin John, MD 20818
liquidadventureskayakschool.org
(301) 229-0428

Mariner Sailing School

Belle Haven Marina
P.O. Box 7093
Alexandria, VA 22307
www.saildc.com
(703) 768-0018

Marshall Heights Community Development Organization

939 Benning Rd. NE
Washington, DC 20019
www.mhcdo.org
(202) 396-1200

Meadowlark Botanical Gardens

9750 Meadowlark Gardens Ct.
Vienna, VA 22182
www.nvrpa.org/park/meadowlark_botanical_gardens
(703) 255-3631

National Building Museum

401 F St. NW
Washington, DC 20001
www.nbm.org
(202) 272-2448

National Recreation and Parks Association

22377 Belmont Ridge Rd.
Ashburn, VA 20148
www.nrpa.org
(703) 858-0784

NoMA BID

1200 First St. NE
#310
Washington, DC 20002
www.nomabid.org
(202) 289-0111

Occoquan Regional Park

9751 Ox Rd.
Lorton, VA 22079
www.nvrpa.org/park/occoquan/
(703) 690-2121

Park Tavern Restaurant

200 M St. SE
Washington, DC 20003
parktaverndc.com
(202) 554-0005

Pioneer Courthouse Square

701 SW Sixth Ave.
Portland, OR 97204
www.thesquarepdx.org
(503) 223-1613

Potomac Paddlesports

9812 Falls Rd.
Potomac, MD 20854
www.potomacpaddlesports.com
(301) 881-2628

Stand Up Paddle DC

Washington, DC
www.facebook.com/StandUpPaddleDC
(202) 550-8699

Streetsense

3 Bethesda Metro
#140
Bethesda, MD 20814
www.streetsense.com
(301) 652-9020

The Hive 2.0

1227 Good Hope Rd. SE
Washington, DC 20020
www.thedhive.com
(202) 733-6810

Thompson Boat Center

2900 Virginia Ave. NW
Washington, DC 20007
www.thompsonboatcenter.com
(202) 333-9543

Tidal Basin Paddle Boats

1501 Maine Ave. SW
Washington, DC 20024
www.tidalbasinpaddleboats.com
(202) 479-2426

Washington Parks and People

2437 Fifteenth St. NW
Washington, DC 20009
www.washingtonparks.net
(202) 462-7275

Appendix C: Development Directory and Timeline

Figure AC.1. Development timeline for Ward 8, by distance from Bridge Park

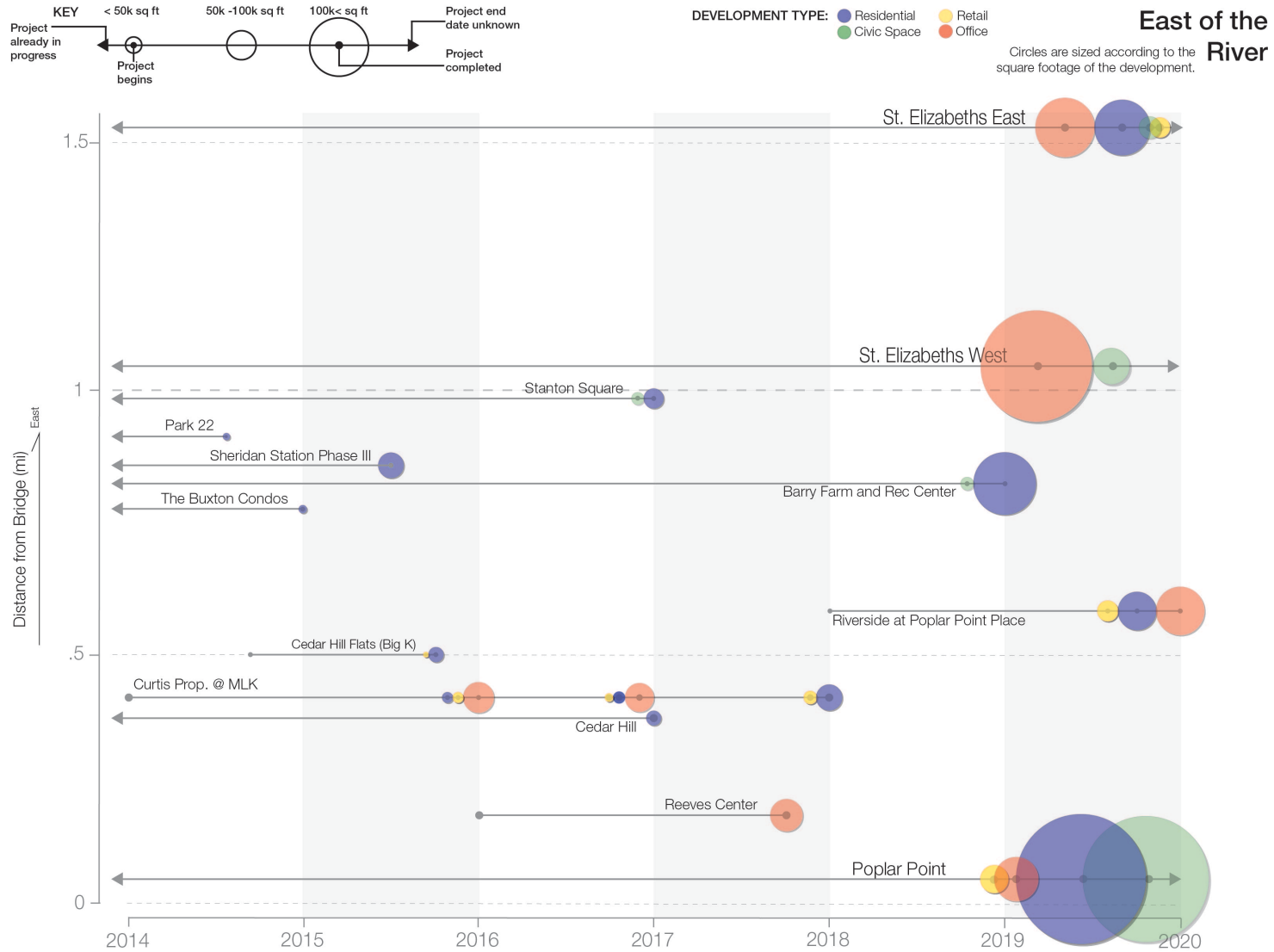


Figure AC.2. Development timeline for Ward 6, by distance from Bridge Park

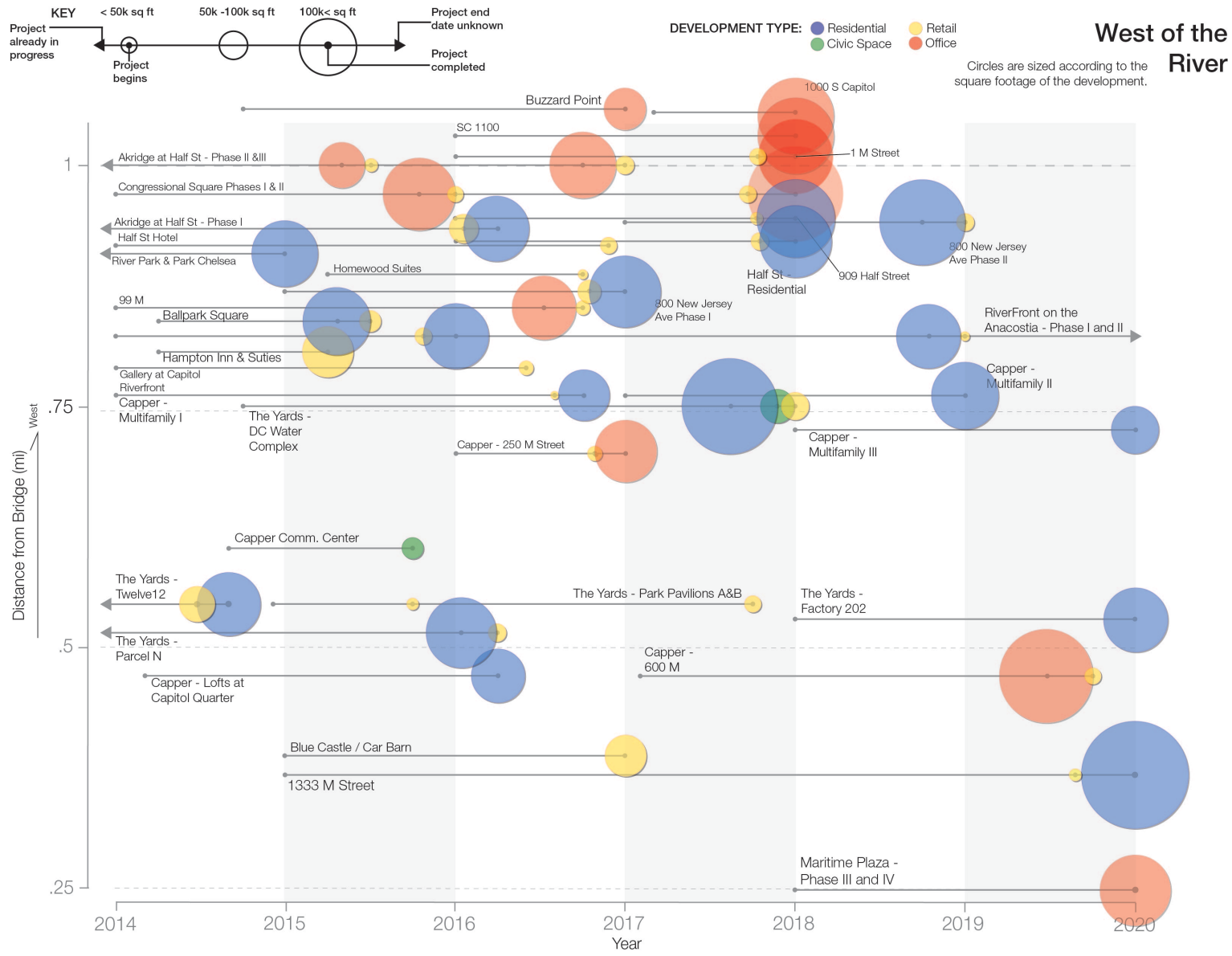


Table AC.1. Detailed development information for Ward 8, by distance from Bridge Park

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Anacostia Streetcar	JBAB to Buzzard Point, by way of Anacostia & Bridge Park	Varies	Infra-structure	Long Term	DDOT, LKT, Fort Myer Construction	2014	2020	-	-	-	-	-	WDCEP 2013 DC Streetcar 2014
Anacostia Riverwalk Trail	Along Anacostia River	Varies	Civic	Under Const.	AWI, DDOT	Mar 2012	Mar 2016	-	-	-	-	-	AWI 2013c The WashCycle 2014
11th Street Bridge (hwy & local)	11th Street Bridge	0.00	Infra-structure	Near Term	DDOT, Skanska, AECOM, etc.	2009	2016	-	-	-	-	-	WDCEP 2013 AWI 2013d
Poplar Point	Anacostia River and Howard Rd SE	0.10	Mixed-use	Long Term	Multiple firms have submitted proposals	2003	??	3,237,000	1,000,000	400,000	3,049,200	300	DCOP et al. 2009 Neibauer 2012a
Reeves Center (new SE re-location)	1800 MLK Jr Ave SE	0.19	Office	Long Term	DMPED	??	Late 2017	-	200,000	-	-	-	WDCEP 2013
Busboys and Poets Anacostia	2010 MLK Jr Ave SE	0.30	Retail/Commercial	Long Term	Andy Shallal and Washington DC LISC	??	??	-	5,000	7,000	-	-	Echols 2014 O'Connell 2014b
Cedar Hill (aka W St Townhomes)	1252 W Street SE	0.41	Residential	Long Term	Four Points LLC / Comstock Homes	2010	2017	41,000	-	-	-	-	WDCEP 2013
Curtis Properties at MLK - Phase I	2235 Shannon Place SE	0.42	Mixed-use	Under Const.	Four Points LLC and Curtis Development	Aug 2013	2014	57,300	480,900	57,300	-	-	WDCEP 2013 Four Points LLC 2014 O'Connell 2011

Table AC.1. Detailed Ward 8 development info, ctd.

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Curtis Properties at MLK - Phase III	MLK Jr Ave SE and W St SE	0.42	Mixed-use	Long Term	Four Points LLC and Curtis Development	??	??	343,700	-	88,400	-	-	WDCEP 2013
Cedar Hill Flats (aka Big K site)	2228 MLK Jr Ave SE	0.49	Mixed-use	Near Term	Chapman Development LLC / DC DHCD	2014	2015	114,000	-	14,000	-	-	WDCEP 2013 Muller 2014
Riverside at Poplar Point Place	Howard Rd and Suitland Parkway SE	0.61	Mixed-use	??	Redbrick Partners	??	??	750,000	1,200,000	220,000	-	150	WDCEP 2013 Sernovitz 2013
The Buxton Condos	1700 W St SE	0.70	Residential	Under Const.	Manna Inc.	2013	2014	32,000	-	-	-	-	Manna Inc. 2014 Kaufman 2013
South Capitol Street Corridor	South Capitol Street SE & Frederick Douglas Bridge	0.71	Infra-structure	Under Const.	DDOT	Fall 2014	Dec 2018	-	-	-	-	-	WDCEP 2013
Sheridan Station	2516 Sheridan Rd SE	0.73	Residential	Near Term	WC Smith	2008	July 2015	330,000	-	-	-	-	WDCEP 2013 Cooper 2013
Barry Farm	1200 Stevens Rd SE	0.79	Mixed-use	Near Term	A&R Dev. Corp, Preservation of Affordable Housing Inc., DCHD	2013	2016	2,000,000	-	58,730	86,000	-	WDCEP 2013 Neibauer 2012b Wiener 2013
Barry Farm Rec Center	1230 Sumner Rd SE	0.79	Civic	Long Term	Torti Gallas and Partners	2005	2019	-	8,800	20,500	22,000	-	WDCEP 2013 Neibauer 2014a

Table AC.1. Detailed Ward 8 development info, ctd.

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Park 22	1406 22nd St SE	0.82	Residential	Complete	Stanton View Development	Mar 2013	April 2014	15,000	-	-	-	-	M Squared RE 2014 Stanton View Development 2014
Matthews Memorial Terrace	2632 MLK Jr Ave SE	0.92	Residential	Complete	Matthews Memorial Church, Community Builders and Creative Opportunity Ventures Inc.	2010	2012	59,992	-	-	3,200	-	WDCEP 2013 DMPED 2012 Community Builders 2012
Stanton Square	On Stanton Rd, between Pomeroy and Elvans Rd SE	0.99	Residential	??	Horning Brothers and Community of Hope	2013	2017	200,000	-	-	78,000	-	WDCEP 2013
St. Elizabeths West Campus	2701 MLK Jr Ave SE	1.11	Office	Long Term	GSA	2010	2026	-	3,176,250	-	-	-	WDCEP 2013 Neibauer 2014b
St. Elizabeths East Campus	1100 Alabama Ave SE	1.56	Mixed-use	Long Term	DCOP and DMPED	2010	2026	1,579,000	1,800,000	206,000	250,000	400	WDCEP 2013 St Elizabeths East 2014
St. Elizabeths Gateway Pavilion	2700 MLK Jr Ave SE	1.58	Civic	Complete	DCOP and DMPED	2010	Nov 2013	-	-	-	43,560	-	WDCEP 2013 O'Connell 2014a

Table AC.2. Detailed development information for Ward 6, by distance from Bridge Park

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Anacostia Riverwalk Trail	Along Anacostia River	Varies	Civic	Under Const.	AWI, DDOT	Mar 2012	Mar 2016	-	-	-	-	-	AWI 2013c The WashCycle 2014
11th Street Bridge (hwy & local)	11th Street Bridge	0	Infra-structure	Near Term	DDOT, Skanska, AECOM, etc.	2009	2016	-	-	-	-	-	WDCEP 2013 AWI 2013d
Maritime Plaza Phases III - V	1205 M Street SE	0.25	Office	Long Term	Lincoln Property Company	2018	2020	-	350,000	-	-	200	Capitol Riverfront BID 2013 JDland 2013a
1333 M Street	1333 M St SE	0.35	Mixed-use	Long Term	Cohen Companies	2015	2020	804,630	-	10,370	-	-	Neibauer 2013d Capitol Riverfront BID 2013 JDland 2013b
Blue Castle / Car Barn	770 M Street SE	0.38	Retail/ Commercial	Long Term	Madison Marquette	Dec 2015	2017	-	-	94,400	-	-	Madison Marquette 2014 Capitol Riverfront BID 2013 JDland 2011a
Capper - 600 M	600 M St SE	0.48	Mixed-use	Long Term	DCHA and Forest City	Jan 2017	Late 2019	-	484,780	15,000	-	-	Capitol Riverfront BID 2013 JDland 2014b
Capper - Lofts at Capitol Quarter	651 L St SE	0.48	Residential	Near Term	Urban Atlantic / DCHA	Feb 2014	Early 2016	189,100	-	-	-	-	Capitol Riverfront BID 2013 JDland 2014c
The Yards - Parcel N	1331 4th St SE	0.53	Mixed-use	Near Term	Forest City Washington	Late 2013	Early 2016	325,000	-	21,000	-	-	Capitol Riverfront BID 2013 JDland 2014d
The Yards - Factory 202	501 M St SE	0.54	Residential	Long Term	Forest City Washington	??	2020	271,000	-	-	-	-	Capitol Riverfront BID 2013

Table AC.2. Detailed Ward 6 development info, ctd.

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
The Yards - Boilermaker Shops	300 Tingey St SE	0.55	Retail/ Commercial	Complete	Forest City Washington	2011	Dec 2012	-	16,000	33,540	-	-	Capitol Riverfront BID 2013
The Yards - Lumbershed	301 Water St SE	0.56	Retail/ Commercial	Complete	Forest City Washington	2012	2013	-	17,350	17,350	-	-	Capitol Riverfront BID 2013 JDland 2013c
The Yards - Foundry Lofts	301 Tingey St SE	0.57	Mixed-use	Complete	Forest City Washington	2010	2011	170,000	-	10,000	-	-	Capitol Riverfront BID 2013
The Yards - Park Pavilions (P2A)	300 Water ST SE	0.57	Retail/ Commercial	Near Term	Forest City Washington	Late 2014	Late 2015	-	-	7,600	-	-	Capitol Riverfront BID 2013
The Yards - Park Pavilions (P2B)	300 Water ST SE	0.57	Retail/ Commercial	Near Term	Forest City Washington	??	Late 2017	-	-	15,200	-	-	Capitol Riverfront BID 2013
The Yards - Twelve12 aka "Parcel D"	1212 4th ST SE	0.57	Mixed-use	Under Const.	Forest City Washington	2011	June 2014	280,000	-	88,000	-	-	Capitol Riverfront BID 2013 JDland 2014e
Capper - Community Center	500 L ST SE	0.58	Civic	Near Term	DCHA, Brailsford and Dunlavy	July 2014	Oct 2015	-	-	-	30,000	-	JDland 2014f
Capper - 250 M Street	250 M St SE	0.69	Office	Long Term	WC Smith	2016	2017	-	213,000	12,000	-	-	Capitol Riverfront BID 2013 WC Smith 2010 JDland 2010
S Capitol St Corridor	South Capitol St SE	0.71	Infra-structure	Under Const.	DDOT	Fall 2014	Dec 2018	-	-	-	-	-	WDCEP 2013
Capper - Multifamily III	3rd St SE and K St SE	0.72	Residential	Long Term	Urban Atlantic and Forest City	2019	2021	147,000	-	-	-	-	Capitol Riverfront BID 2013 Wiener 2014
The Yards - DC Water Complex (3 bldgs, part of Phase III)	1st St SE and N Place SE	0.75	Mixed-use	Long Term	Forest City Washington	Late 2014	2018	600,000	-	50,000	75,000	-	JDland 2013d JDland 2014g

Table AC.2. Detailed Ward 6 development info, ctd.

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Capper - Multifamily II	2nd St SE and L St SE	0.76	Residential	Long Term	Urban Atlantic and Forest City	2017	2019	295,000	-	-	-	-	Capitol Riverfront BID 2013
Capper - Multifamily I	2nd St SE and L St SE	0.76	Residential	Near Term	Urban Atlantic and Forest City	2014	Late 2016	171,000	-	4,090	-	-	Capitol Riverfront BID 2013 JDLand 2014h
Gallery at Capitol Riverfront	1111 New Jersey Ave SE	0.8	Residential	Near Term	Donohoe Companies	2013	May 2016	-	-	11,200	-	-	Capitol Riverfront BID 2013 WDG 2014 JDLand 2014i
Hampton Inn and Suites	1st St SE and N St SE	0.81	Hotel	Under Const.	Buccini/Pollin Group	Early 2014	Mar 2015	170,000	-	-	-	168	Capitol Riverfront BID 2013
Riverfront on the Anacostia (aka Florida Rock) - Phase II	100 Potomac Ave SE	0.82	Residential	Long Term	FRP Dev/MRP Realty	2017	2019	269,370	-	5,630	-	-	Capitol Riverfront BID 2013
Riverfront on the Anacostia (aka Florida Rock) - Phase I	100 Potomac Ave SE	0.82	Residential	Under Const.	FRP Dev/MRP Realty	2014	2016	281,350	-	18,650	-	-	Neibauer 2013a JDLand 2012a
Riverfront on the Anacostia (aka Florida Rock) - Phase III & IV	100 Potomac Ave SE	0.82	Mixed-use	Long Term	FRP Development Corporation	2020	2022	-	327,000	24,000	-	325	Capitol Riverfront BID 2013
Ballpark Square	1st St SE and M St SE	0.85	Mixed-use	Under Const.	Grosvenor, McCaffery	Early 2014	Mid 2015	300,000	-	30,000	-	170	Capitol Riverfront BID 2013 CBRE 2014
99 M	99 M St SE	0.85	Office	Near Term	Skanska USA	2014	Fall 2016	-	225,000	11,000	-	-	Sernovitz 2012
800 New Jersey Ave (w/ Whole Foods)	800 New Jersey Ave SE	0.87	Mixed-use	Under Const.	WC Smith	2014	2017	336,000	-	35,000	-	-	Capitol Riverfront BID 2013

Table AC.2. Detailed Ward 6 development info, ctd.

Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Homewood Suites		0.88	Hotel	Long Term	Hilton Worldwide/ Englewood LLC	Early 2015	Fall 2016	-	-	5,000	-	195	Capitol Riverfront BID 2013 Sernovitz 2014
River Park	1011 1st St SE	0.89	Residential	Under Const.	Toll Brothers	Oct 2013	Fall 2014	287,000	-	-	-	-	Capitol Riverfront BID 2013 JDLand 2014j
Park Chelsea	880 New Jersey Ave SE	0.89	Residential	Under Const.	WC Smith	2012	Dec 2014	432,000	-	-	-	-	Capitol Riverfront BID 2013 WC Smith 2014 JDLand 2014k
Akridge at Half Street Phase I - 1299 Half St	1299 Half St SE	0.91	Mixed-use	Near Term	Akridge	2009	2016	280,000	-	55,000	-	-	Capitol Riverfront BID 2013 Akridge 2009
Half Street - Hotel	55 M St SE	0.91	Hotel	Near Term	Monument Realty	2014	Dec 2016	-	-	15,000	-	196	Capitol Riverfront BID 2013 JDLand 2014l
Half Street - Residential	1200 Half St SE	0.92	Residential	Long Term	Monument Realty	2016	2018	340,000	-	20,000	-	-	Capitol Riverfront BID 2013 JDLand 2014l
Akridge at Half Street Phase III - 25 M	25 M St SE	0.93	Mixed-use	Long Term	Akridge	2015	2017	-	243,000	18,393	-	-	Capitol Riverfront BID 2013 Streetsense 2013
Congressional Square Phase I	88 K St SE and 77 Eye St SE	0.94	Mixed-use	Near Term	DRI Dev. / Jamestown / Jones Lang LaSalle	2014	2016	-	290,000	14,000	-	-	Capitol Riverfront BID 2013 JDLand 2013d
800 New Jersey Ave Phase II	800 New Jersey Ave SE	0.95	Mixed-use	Unknown	WC Smith	??	2019	480,000	-	20,000	-	-	Capitol Riverfront BID 2013 Neibauer 2013e
Akridge at Half Street Phase II - 1201 Half St	1201 Half St SE	0.96	Mixed-use	Long Term	Akridge	2013	2015	-	115,000	9,580	-	-	Capitol Riverfront BID 2013

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Project Name	Approx. Location	Distance to Bridge (mi)	Main Type	Status	Firm	Date		Square Feet				Hotel Rooms	Sources
						Start	End	Res	Office	Retail	Civic		
Akridge at Half Street Phase II - 1201 Half St	1201 Half St SE	0.96	Mixed-use	Long Term	Akridge	2013	2015	-	115,000	9,580	-	-	Capitol Riverfront BID 2013
Congressional Square Phase II	Half St SE and K St SE	0.98	Mixed-use	Long Term	DRI Dev. / Jamestown / Jones Lang LaSalle	2016	2018	-	505,000	16,000	-	-	Capitol Riverfront BID 2013 JDLand 2013d
SC 1100	1100 South Capitol St SE	0.99	Office	Long Term	Ruben Companies	2016	2018	-	320,000	-	-	-	Capitol Riverfront BID 2013 Ruben Companies 2014 WDCEP 2013
909 Half Street	909 Half St SE	0.99	Residential	Long Term	Ruben Companies	??	2018	400,000	-	10,000	-	-	Capitol Riverfront BID 2013 JDLand 2011b
1 M Street	1 M St SE	1.01	Office	Long Term	Monument Realty	2016	2018	-	310,000	15,000	-	-	Capitol Riverfront BID 2013
1000 South Capitol	1000 South Capitol St SE	1.03	Office	Long Term	Lerner Enterprises	2017	2018	-	320,000	-	-	-	Capitol Riverfront BID 2013
Buzzard Point	2nd St SW and T St SW	1.16	Retail/Commercial	Near Term	DC United	2014	2017	-	97,000	-	-	-	DC United 2013 Neibauer 2013e

References

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- AEDC (Anacostia Economic Development Corporation). 2014b. "Anacostia Business Improvement District." Accessed March 25 2014. http://www.anacostiacdc.com/index.php?option=com_content&view=article&id=61:anacostia-business-improvement-district.
- Akridge. 2009. "Half Street by Akridge." Accessed April 27 2014. http://www.akridgehalfstreet.com/pdfs/HALFSTREET_retail.pdf.
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