

DEVELOPMENT REPORT

2010/2011 EDITION

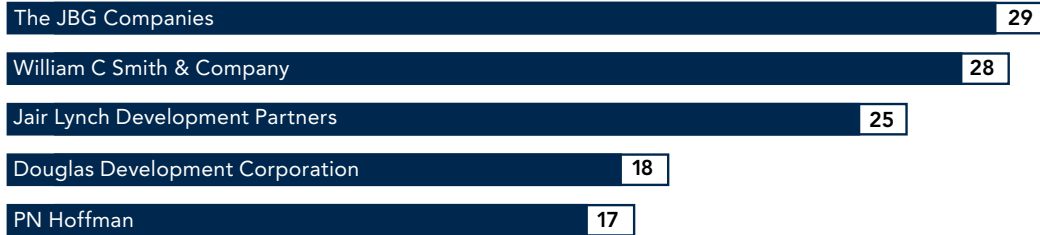


MOST ACTIVE DEVELOPERS, ARCHITECTS & CONTRACTORS

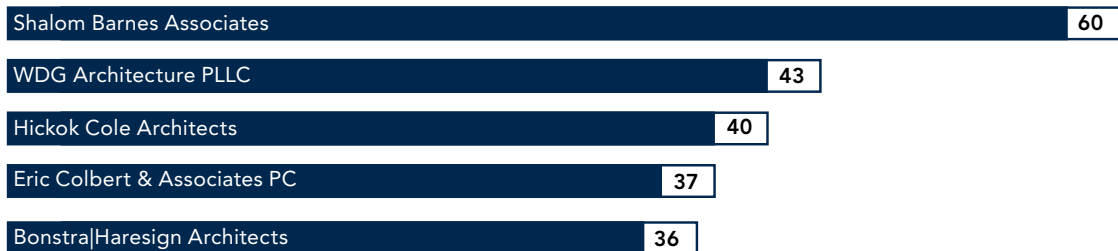
DEVELOPMENT OVERVIEW

The charts below list the developers, architects and contractors that have been the most active in contributing to DC's development activity.

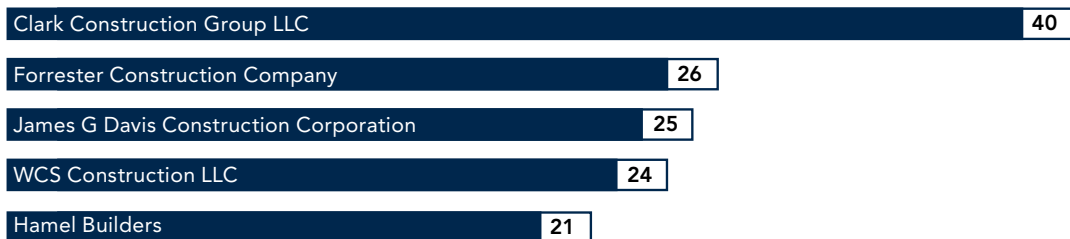
Most Active Private Developers (number of projects)¹



Most Active Private Architects (number of projects)¹



Most Active Private General Contractors (number of projects)²



DEVELOPMENT HIGHLIGHTS

OFFICE DEVELOPMENT



The Avenue

Location | Ward: 2200 Pennsylvania Avenue, NW | 2
Developer(s): Boston Properties
Architect(s): Pelli Clarke Pelli Architects/Hickok Cole Architects
Contractor(s): Clark Construction Group LLC
LEED: Gold
Estimated Cost: \$213 million
Status | Targeted Delivery: Under Construction | 2011
Specs: The former GWU Hospital site is being developed into 440,000 sq. ft. of office space, 72,000 sq. ft. of retail space (38,000 sq. ft. for a grocery store) and 335 apartments.



PNC Place

Location | Ward: 800 17th Street, NW | 2
Developer(s): Vornado/CES/PNC Financial Services Group Inc
Architect(s): Gensler
Contractor(s): Whiting-Turner Contracting Company
LEED: Platinum
Estimated Cost: \$115 million
Status | Targeted Delivery: Completed | 2010
Specs: PNC's new regional headquarters is a 12-story, 365,000 sq. ft. office building with 15,000 sq. ft. of retail space. The new building replaced the buildings at 800 & 808 17th Street and 1707 H Street.



Constitution Center

Location | Ward: 400 7th Street, SW | 2
Developer(s): David Nassif Associates
Architect(s): SmithGroup
Contractor(s): James G Davis Construction Corporation
LEED: Gold
Estimated Cost: \$300 million
Status | Targeted Delivery: Completed | 2009
Specs: The 10-story, 1.4 million sq. ft. renovation involved demolition of the existing building to its structure, with the façade consisting of a new 300,000 sq. ft. blast-resistant curtain wall system.

Image courtesy of CoStar



Minnesota Benning Government Center

Location | Ward: 4058 Minnesota Avenue, NE | 7
Developer(s): DC Government
Architect(s): Devroux & Purnell Architects-Planners PC
Contractor(s): Forrester Construction Company/EEC of DC Inc.
LEED: Silver
Estimated Cost: \$48 million
Status | Targeted Delivery: Under Construction | 2010–2011
Specs: The new home for the DC Department of Employment Services will be a five-story, 227,000 sq. ft. office building with 7,769 sq. ft. of retail space.

DEVELOPMENT HIGHLIGHTS

OFFICE DEVELOPMENT



200 Eye Street

Location | Ward: 200 I Street, SE | 6
 Developer(s): StonebridgeCarras LLC/
 DC Department of Real Estate Services
 Architect(s): Hickok Cole Architects
 Contractor(s): James G Davis Construction Corporation
 LEED: Silver
 Status | Targeted Delivery: Near Term | 2012
 Specs: The 335,000 sq. ft. building will be renovated into the headquarters for the DC Child & Family Services Agency, the Office of the Chief Technology Officer and the Commission on the Arts & Humanities.



1522 K Street

Image courtesy of CoStar

Location | Ward: 1522 K Street, NW | 2
 Developer(s): MayfieldGentry Realty Advisors LLC
 Architect(s): GGA Architects
 LEED: Silver
 Estimated Cost: \$40 million
 Status | Targeted Delivery: Near Term | 2011
 Specs: The 45-year-old, 91,000 sq. ft. building will undergo a renovation, including a new all-glass façade, and be sold as office condos. The first floor 2,500 sq. ft. condo could be either office or retail.



The Plaza on K

Image courtesy of DRI

Location | Ward: 1st & K Streets, SE | 6
 Developer(s): DRI Development Services LLC
 Architect(s): HOK
 LEED: Gold
 Estimated Cost: \$265 million
 Status | Targeted Delivery: Long Term | TBD
 Specs: The Plaza on K is a full city block with plans for up to four phases totaling 790,000 sq. ft. of office space, 35,000 sq. ft. of retail space and a 10,000 sq. ft. public plaza.



U.S. Institute of Peace

Location | Ward: 23rd Street & Constitution Avenue, NW | 2
 Developer(s): U.S. Institute of Peace
 Architect(s): Moshe Safdie & Associates
 Contractor(s): Clark Construction Group LLC
 LEED: Certified
 Estimated Cost: \$180 million
 Status | Targeted Delivery: Under Construction | 2011
 Specs: The 150,000 sq. ft. building will contain offices, research facilities, a 230-seat auditorium and an education center dedicated to the themes of international conflict prevention, management and resolution.

DEVELOPMENT HIGHLIGHTS

RETAIL DEVELOPMENT



Image courtesy of RM Design Studio

Fort Totten Square

Location | Ward: South Dakota Avenue & Riggs Road, NE | 4
Developer(s): Lowe Enterprises/JackSophie Dev./JBG
Architect(s): Hickok Cole Architects/StreetSense
Contractor(s): Ellis Dale Construction & Development
Estimated Cost: \$255 million
Status | Targeted Delivery: Near–Long Term | 2012–2014
Specs: The first phase of the Fort Totten Square development will deliver 468 residential units and 71,000 sq. ft. of retail space, anchored by a grocery store. The entire three-phased project will include 898 residential units and 94,000 sq. ft. of retail space.



Visualization by Interface Multimedia

ART Place at Fort Totten

Location | Ward: Fort Totten Metrorail Station | 5
Developer(s): Cafritz Foundation
Architect(s): EE&K Architects/MV+A Architects/Shalom Baranes Associates
LEED: Silver
Estimated Cost: \$425 million
Status | Targeted Delivery: Near–Long Term | 2013–2017
Specs: This multi-phased development will ultimately deliver 929 residential units, 333,550 sq. ft. of retail space, a senior center, day care facility and rehearsal studios and administrative offices for art uses.



Howard Town Center

Location | Ward: 2114 Georgia Avenue, NW | 1
Developer(s): Howard Town Center Developer LLC/Castle Rock Partners LLC/Cohen Companies
Architect(s): GTM Architects
Contractor(s): ADC Builders
Estimated Cost: \$150 million
Status | Targeted Delivery: Near Term | 2013
Specs: The 2.2-acre site will be developed into 445 residential units, 27,000 sq. ft. for Howard University uses and 99,500 sq. ft. of retail space, anchored by a 35,000 sq. ft. grocery store.



Image courtesy of PN Hoffman

Southwest Waterfront

Location | Ward: 500–1000 Water Street, SW | 6
Developer(s): PN Hoffman/Madison Marquette
Architect(s): EE&K Architects
Contractor(s): Gilford Corporation
LEED: Gold
Estimated Cost: \$1.5 billion
Status | Targeted Delivery: Long Term | 2015–2019
Specs: The Southwest Waterfront will be redeveloped into 840,000 sq. ft. of office space, 335,000 sq. ft. of retail space, 600 hotel rooms, 560 residential units, a 400–500 slip marina, and cultural uses.

DEVELOPMENT HIGHLIGHTS

EDUCATION DEVELOPMENT



Constance Milstein & Family Academic Center

Image courtesy of Hickok Cole Architects

Location | Ward: 1307 L Street, NW | 2
 Developer(s): New York University
 Architect(s): Hickok Cole Architects
 Contractor(s): Sigal Construction Corporation
 LEED: Gold
 Estimated Cost: \$25 million
 Status | Targeted Delivery: Near Term | 2012
 Specs: The NYU-DC Center will be a new 75,000 sq. ft. building for dorms, academic, office, support services and a 170-seat auditorium.



School of International Service

Location | Ward: Nebraska & New Mexico Avenues, NW | 3
 Developer(s): American University
 Architect(s): Quinn Evans Architects/William McDonough + Partners
 Contractor(s): Whiting-Turner Contracting Company
 LEED: Gold
 Estimated Cost: \$45 million
 Status | Targeted Delivery: Completed | 2010
 Specs: The new 71,000 sq. ft. building consolidated faculty that was housed in eight buildings across campus.



Stoddert Elementary School & Community Center

Location | Ward: 4001 Calvert Street, NW | 3
 Developer(s): DCPS/OPEFM/DPR
 Architect(s): EE&K Architects
 Contractor(s): Whiting-Turner Contracting Company
 LEED: Gold
 Estimated Cost: \$34 million
 Status | Targeted Delivery: Completed | 2010
 Specs: This project includes a 47,000 sq. ft. addition to and 17,400 sq. ft. renovation of the original 1932 Stoddert School building.



Saint Elizabeths Hospital

Location | Ward: St. Elizabeths East Campus | 8
 Developer(s): DC Department of Mental Health
 Architect(s): EYP Architects
 Contractor(s): Tompkins Builders
 Estimated Cost: \$161 million
 Status | Targeted Delivery: Completed | 2010
 Specs: The new 448,190 sq. ft. facility can accommodate 292 patients and offers a 28,000 sq. ft. green roof.

Lead Tenant

The lead tenant could be the first lease signed in a new or renovated building or the tenant that occupies the most space.

LEED

When possible we track the LEED (Leadership in Energy & Environmental Design) certification level that has either been obtained or planned to achieve. The level listed may reflect the entire project or one component of a mixed-use or multi-phased project.

Location

The physical address is used when possible, however when no address is possible the closest intersection is used.

Project Cost

We track total development costs including both hard and soft costs associated with a project as well as land costs. Whenever possible, we use actual costs provided by primary source or from building permit data. Sometimes, however, it is necessary to estimate project costs based on historical information. Because of the tremendous amount of construction activity and staff resources required to maintain the data, we established a minimum threshold of \$5 million to be included in the database (from 2001–8/2009 the minimum was \$1 million).

Project Name

Project names are generally the name of the building or the development. However, when projects are referenced by different sources with different names, we use the most commonly referenced name of the project. When there is no name for the project, projects are referenced by address.

Residential Units

For residential projects, we track the number of units of both new construction and renovation. The number of new residential units does not necessarily reflect the net new units on the market because it does not account for units taken out of the inventory.

Square Footage

Whenever possible, we try to obtain the total square footage of the project. For mixed-use projects, we break out the square footage associated with each major use.

Status

Each development project is tracked by status and defined by one of the following categories:

Long Term: Projects that are not expected to break ground for at least 36 months or longer. These projects are considered part of DC's pipeline.

Medium Term: Projects that have the potential to break ground in 18–36 months. These projects are considered part of DC's pipeline.

Near Term: Projects that have the potential to break ground in the next 18 months. These projects are considered part of DC's pipeline.

Under Construction: Projects are defined as under construction once a building permit has been issued on the project or a primary source has indicated that construction has begun.

Completed: Projects are defined as completed once the first certificate of occupancy is issued on a project, except in the case of a multi-phase project, where each phase of the project is tracked separately. If no certificate of occupancy was issued then we use the date supplied by a primary or secondary source.

Use

Each project is categorized by type of use. For mixed-use developments, we capture the square footage or units/rooms for each of the following:

- ❖ Community¹
- ❖ Education²
- ❖ Entertainment³
- ❖ Hotel
- ❖ Industrial⁴
- ❖ Medical⁵
- ❖ Museum⁶
- ❖ Office
- ❖ Residential
- ❖ Retail

Ward

The Ward identified for each project is based off of the 2002 Ward boundaries.

Zip Code

Zip codes are tracked for mapping purposes as defined by data from our geographic information system (GIS) and may not reflect the actual U.S. Postal zip code for that address.

Where do we get our information?

To capture the most comprehensive inventory, we use a variety of sources to gather information about development activity, and whenever possible, we contact the developers directly to get the most up-to-date and accurate information available and do site location visits to verify the project's status. Often our research uncovers discrepancies in available data on project information such as square footage, cost, number of units, etc. When this occurs, we try to reconcile the differences by speaking directly with parties involved in the development. Some of our sources include:

Primary Sources

Architects
Building Permit Data
Certificates of Occupancy
Developers
DC Office of Planning
DC Office of the Deputy Mayor for Planning & Economic Development
DC Office of the Chief Financial Officer
General Contractors
Project Managers

Secondary Sources

Brokers
CoStar
Business Improvement Districts
Media & Newspapers
Metropolitan Washington Council of Governments
Neighborhood Newsletters



Some of the geographic information shown in this book is based on data from the District of Columbia Geographical Information System (DC GIS). The District Government makes no warranty, express or implied, and disclaims all implied warranties of suitability of the DC GIS product for a particular purpose.

Adding or Updating Information

If you are looking for information about a specific project and you do not see it on our list, it may have been omitted for one of the following reasons.

1. It did not meet the \$5 million threshold. There is simply too much activity for us to keep accurate information about every improvement made in the District of Columbia. Therefore, we only collect data for projects valued over \$5 million.
2. We are missing a key piece of information. Generally we will include projects in our database even if we do not have a complete set of data available. However, some projects are omitted from our reports and analysis if they are missing key data that we use to query or analyze the database.
3. We have questions about the validity of the data. We make every effort to acquire data from multiple and primary sources to validate our information. Frequently, we encounter discrepancies in project details. Whenever possible we try to reconcile those discrepancies. Sometimes, we are unable, and we may exclude the project because of an unresolved question about the data.
4. We may not know about it. Although our data collection methods are comprehensive, we may miss projects. We discover new information almost every day, and we are constantly adding projects as we become aware of them.

If you have information about a development that you would like included in our database or if you have discovered errors in our data, please let us know. We rely on your feedback to keep our database accurate.

To add or update a record in our database, please contact:

Chad Shuskey
Vice President, Research & Visual Communications
202.661.8674
cshuskey@wdcep.com

The Washington, DC Economic Partnership would like to thank the following organizations for their contributions to this year's *DC Development Report*.

A & R Development Corporation	DC GIS
Abdo Development	DC Housing Authority
Adams Investment Group	DC Housing Enterprises
Akridge	DC Housing Finance Agency
American Univeristy	DC Office of Planning
AmeriDream	DC Office of Planning & Economic Development
Anacostia Economic Development Corporation	DC Office of Public Education Facilities Modernization
Archstone	DC Office of the Chief Technology Officer
Arena Stage	DC Public Library
Armed Forces Retirement Home	DCRealEstate.com
Ashbourne Development	Donatelli Development
Balfour Beatty Construction	Donohoe Companies
BBG-BBGM	Douglas Development Corporation
Bell Architects	Douglas Wilson Companies
Blue Skye Development & Construction	Downtown BID
Bogdan Builders	DRI Partners
Bonstra Haresign Architects	Eastbanc
Boston Properties	Ellis Development Group
Capitol Riverfront BID	Euro K Street Properties
CB Richard Ellis	Foley & Lardner, LLP
CIH Properties	Forest City Washington
Clark Construction	Forrester Construction Company
Cohen Companies	Fort Lincoln New Town Corporation
Collins Development	Friedman Capital
Community Preservation & Development Corporation	General Services Administration
CORE	Georgetown University
CoStar	GlobeSt.com
CSG Urban Partners, LLC	Gould Property Company
Dantes Partners	Grunley Construction
Davis, Carter, Scott Ltd	GTM Architects
DC Building Industry Association	Hartman-Cox Architects
DC Department of Consumer & Regulatory Affairs	Hickok Cole Architects
DC Department of Parks & Recreation	Hines
DC Department of Transportation	ICG Properties

ACKNOWLEDGEMENTS

APPENDIX

Innovative Development Solutions
Interface Multimedia
J Street Development
Jair Lynch Development Partners
James G. Davis Construction Corporation
The JBG Companies
JDLand
Jubilee Housing
Jubilee Support Alliance
Karn Charuhas Champan & Twohey
Kramer Consulting
Lange Development Group
Lawrence Ruben Company
Lawton Development
Lee + Papa and Associates
Lessard Group
Level 2 Development
Louis Dreyfus Holding Company
Lowe Enterprises Real Estate Group
Madison Investments
Madison Marquette
Manna
Martin Luther King, Jr. National Memorial Project Foundation
Mayfield Gentry
Meany & Oliver
Menkiti Group
Monument Realty
Mount Vernon Triangle CID
MRP Realty
MV+A Architects
Neighborhood Development Company
NoMa BID
Oppenheim Architecture & Design
Perseus Realty
PN Hoffman
Quadrangle Development Corporation
The Rappaport Companies
Republic Properties
Roadside Development
Rocky Gorge Development
Safeway
Shalom Baranes Associates
Sibley Memorial Hospital
Skidmore Owings & Merrill
Smoot Construction Company
Somerset Development Company
Steuart Investment Company
Stonebridge Associates
STUDIOS Architecture
Suzane Reatig Architecture
Thoron Development
Tishman Speyer
Trammell Crow Company
U.S. Supreme Court
UDR
UIP
Urban Atlantic
Urban Igloo
URBAN-city Ventures
Washington Business Journal
Washington Examiner
Washington Fine Properties
Washington Post
WCS Construction
WDG Architecture
Wiencek + Associates Architects + Planners
The Wilkes Company
William C. Smith + Co.
WMATA
Zimmer Gunsul Frasca



It is the mission of the Washington, DC Economic Partnership, a 501(c)3 organization to promote business opportunities throughout the District of Columbia and to contribute to business retention and attraction activities.

The Washington, DC Economic Partnership supports local and small DC businesses through our programs and services focusing on business development, education of the real estate market and business opportunities.

The paper used in this book contains 30% post-consumer content.

Graphic Design by Lauren Gertzman (www.laurengertzman.com).

DEVELOPMENT REPORT

2010/2011 EDITION



Artist's rendering by Neoscape

CityCenterDC | Hines/Archstone



Washington, DC
Economic Partnership