

EXHIBIT H

NoMA Retail Development

Attached is a chart indicating the square footage of retail development north of Massachusetts Avenue, around the Mount Vernon Triangle and in the East End. The attached map outlines the perimeter of each of the three areas.

As the chart indicates, the area north of Massachusetts Avenue (“NoMA”), which is in the immediate vicinity of the proposed PUD, has shown the greatest level of retail growth in the past five years and presents an opportunity for additional growth in the future. In fact, the New York Avenue/NoMA study envisions a revitalization of many of the neighborhoods north of Massachusetts and the District hopes that through careful land planning, this area will attract a critical mass of individuals. To that end, the underlying focus of the NY/NoMA study is to encourage a mix of uses north of Massachusetts Avenue.

RECEIVED
D.C. OFFICE OF ZONING
2008 AUG 11 PM 4:03

The proposed PUD is centrally located to take advantage of both the residential population and those individuals who work in Eckington. The PUD site is adjacent to a large, established residential neighborhood and is in close proximity to XM Radio, Federal Express, and the new ATF building. The neighborhood serving retail component of Building 1 will attract area employees for lunch and area residents for dinner and provide convenience for both populations for running daily errands. The existing population surrounding the PUD site has created a demand for neighborhood serving retail and the Applicant is confident that the retail it proposes will be successful.

NoMa Retail Development

	# of Projects*	Retail Sq. Ft.
Completed (since 2001)	2	NA
Planned	5	176,700
Proposed	8	81,084
Under Construction	1	9,000
Total	16	266,784

Mt. Vernon Triangle Retail Development

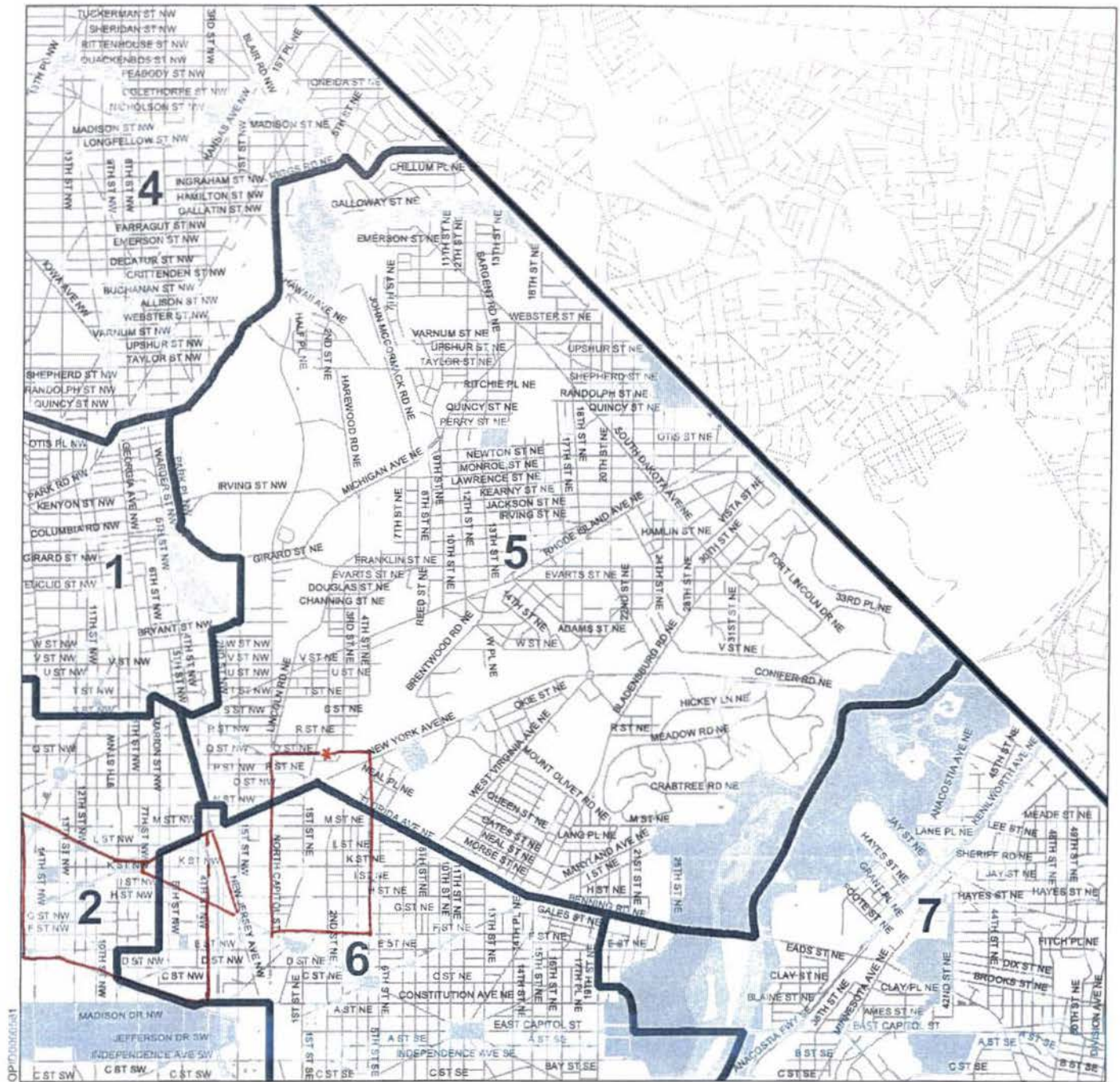
	# of Projects*	Retail Sq. Ft.
Completed (since 2001)	0	0
Planned	1	NA
Proposed	3	NA
Under Construction	2	130,770
Total	6	130,770

Downtown/East End Retail Development

	# of Projects*	Retail Sq. Ft.
Completed (since 2001)	34	1,090,913
Planned	2	81,647
Proposed	2	295,000
Under Construction	5	73,609
Total	43	1,541,169

*Development projects with a retail component, includes new construction & renovation

** Source: Washington, DC Economic Partnership (June 2006)

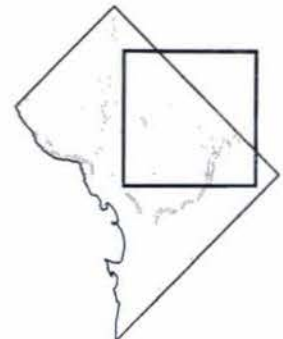


Ward 5



Citizen Atlas Map Gallery
 Prepared by the Office of Planning
 for DC GIS ~ October 1, 2003

-  2002 Wards
-  Street Centerlines
-  Water
-  Parks



Government of the District of Columbia
Anthony A Williams, Mayor
 This map is for illustration only. It is neither a survey
 nor a legal document. The use of this information is at
 the sole risk of the user.