



THE 202

LOCATION: 202 Florida Avenue, NE
DEVELOPER(S): MRP Realty / Barrington Real Estate Advisors
ARCHITECT(S): SK+I Architecture
CONTRACTOR(S): John Moriarty & Associates
LEED: Gold
EST. COST: \$85 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The 202 is a 13-story (plus penthouse), 254-unit residential multifamily building with 3,700 SF of retail space. Amenities include a rooftop club room, pet facilities, a fitness center, shared workspaces, and a connection to the Metropolitan Bike Trail. The building is the last phase of the three-acre, 970,000 SF Washington Gateway redevelopment.



1605 - 1607 GOOD HOPE ROAD

LOCATION: 1605 - 1607 Good Hope Road SE
DEVELOPER(S): Dilan Investments
ARCHITECT(S): Teass | Warren Architects
LEED: Silver
STATUS: Pipeline

SPECS: Plans call for a four-story (plus cellar), 87-unit multifamily building with 1,200 SF of retail space on the ground level. Units will range in size from 1 BR to 3 BR.



THE ARBOR AT TAKOMA

LOCATION: 218 Cedar Street, NW
DEVELOPER(S): Neighborhood Development Company
ARCHITECT(S): Square 134 Architects
EST. COST: \$20 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The Arbor at Takoma is a four-story with penthouse ground-up development comprised of approximately 8,400 SF of office/retail space and 36 residential condominiums (four will be affordable units). Neighborhood Development Company plans to relocate its headquarters to the development once completed.



BARNABY & 7TH (PHASE I)

LOCATION: 7th Street & Barnaby Road, SE
DEVELOPER(S): Gilbane Development Company / MED Developers
ARCHITECT(S): PGN Architects
CONTRACTOR(S): Hamel Builders
STATUS: Under Construction
TARGETED DELIVERY: Q2 2025

SPECS: Barnaby&7th is a 6.3-acre, three-phase development totaling 470 affordable residential units. Phase I will include a four-story, 169-unit multifamily building with a mix of 1BR, 2BR, 3BR and 4BR units, including 10 - 12 Permanent Supportive Housing (PSH), and 58 below-grade parking spaces.

RESIDENTIAL DEVELOPMENT HIGHLIGHTS



Image courtesy of Bonstra | Haresign Architects



WARD 2

1735 K STREET

LOCATION: 1735 K Street, NW
DEVELOPER(S): Urban Atlantic / Placemakr / Bernstein Management Corporation
ARCHITECT(S): Bonstra | Haresign Architects
STATUS: Pipeline
TARGETED DELIVERY: 2026

SPECS: The 12-story, 97,000 SF office building (c. 1960s) will be converted into 106 units of "flex housing hospitality" use and 4,000 SF of retail space. Rooms will be available by the night or on an extended stay basis.

Image courtesy of WDGArchitecture



WARD 2

THE ACCOLADE

LOCATION: 1425 New York Avenue, NW
DEVELOPER(S): Foulger-Pratt
ARCHITECT(S): WDG Architecture
CONTRACTOR(S): Foulger-Pratt Contracting / Clark Construction Group
LEED: Silver
STATUS: Under Construction
TARGETED DELIVERY: Q2 2025

SPECS: The 287,000 SF Class B office building (c. 1992) will be redeveloped into a 255-unit apartment building with extensive residential amenities and an outdoor courtyard. The office building was anchored for many years by the Department of Justice, which vacated the property in 2019.

Image courtesy of Coakley Williams



WARD 1

CARL F. WEST ESTATES

LOCATION: 1370 Harvard Street, NW
DEVELOPER(S): National Caucus & Center on Black Aging / DMA Companies
ARCHITECT(S): Wiencek + Associates
CONTRACTOR(S): Coakley & Williams Construction
EST. COST: \$134 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2026

SPECS: This independent senior living community will feature 179 affordable units, ranging from 1BR to 3BR, including 36 uniquely designed "grand-family" units for grandparents raising grandchildren. Onsite amenities include a concierge, salon, lounge, wellness center, computer & business center, library, fitness & exercise spaces, game & activity rooms, and an outdoor patio and playground.

Image courtesy of Banneker Ventures, LLC



WARD 8

THE CLARA ON MARTIN LUTHER KING, JR. AVE

LOCATION: 2323 Martin Luther King Jr. Avenue, SE
DEVELOPER(S): Banneker Ventures / Masjid Muhammad
ARCHITECT(S): dp+partners
CONTRACTOR(S): Hamel Builders / Banneker Ventures
EST. COST: \$43 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The Clara on Martin Luther King Jr. Avenue will be a six-story building, occupying over half of a city block and comprised of 81 units of affordable rental housing with 14,000 SF of neighborhood-serving retail space, community space, and underground & surface parking.



CLARET

LOCATION: 950 3rd Street, NW
DEVELOPER(S): Community Three
ARCHITECT(S): DCS Design
CONTRACTOR(S): DAVIS Construction
LEED: Certified
EST. COST: \$80 million
STATUS: Under Construction
TARGETED DELIVERY: Q4 2024

SPECS: Claret is a 12-story, 127-unit residential condominium development. The building was designed to respect and include a nearly 100-year-old grand tree and capture views of the District's skyline.



DIX STREET RESIDENCES

LOCATION: 5717 58th Street, NE
DEVELOPER(S): Nix Development Company / Atlantic Pacific Communities
ARCHITECT(S): Torti Gallas Urban
CONTRACTOR(S): MCN Build
EST. COST: \$31 million
STATUS: Under Construction
TARGETED DELIVERY: Q4 2024

SPECS: Dix Street Residences will be a new construction, mid-rise, 47-unit affordable housing development for independent seniors 55+.



THE GENEVA

LOCATION: 1825 & 1875 Connecticut Avenue, NW
DEVELOPER(S): Post Brothers
ARCHITECT(S): Handel Architects
CONTRACTOR(S): Post Brothers
LEED: Gold
EST. COST: \$700 million
STATUS: Pipeline

SPECS: Redevelopment plans for the 2.5-acre office complex call for converting Universal North & South office buildings into approximately 600 residential units and 56,500 SF of retail uses. The density on the site will be increased by adding two floors and a penthouse. Post Brothers purchased the 460,000 SF Universal North (c. 1963) and 302,000 SF Universal South (c. 1956) from JBG Smith in the summer of 2022.



HOPE VIEW APARTMENTS

LOCATION: 1337 Marion Barry Avenue, SE
DEVELOPER(S): Anacostia Economic Development Corporation / Recovery Cafe DC
ARCHITECT(S): Cunningham + Quill Architects
CONTRACTOR(S): T&H Investments
EST. COST: \$30 million
STATUS: Pipeline
TARGETED DELIVERY: Q3 2025

SPECS: The 0.36-acre site of a former one-story retail building will be redeveloped into a four-story, 42-unit residential building with 8,000 SF for a community service facility that will offer tenant-supportive services programs and community engagement. All units will be affordable and range from studios to two-bedroom units.

RESIDENTIAL DEVELOPMENT HIGHLIGHTS



THE ETHEL

LOCATION: 1900 C Street, SE
DEVELOPER(S): Donatelli Development / Blue Skye Development & Construction / DMPED
ARCHITECT(S): GTM Architects
CONTRACTOR(S): McCullough Construction / Blue Skye Development & Construction
LEED: Silver
EST. COST: \$90 million
STATUS: Completed
TARGETED DELIVERY: Q1 2023

SPECS: The Ethel Building (Parcel F-1), located on the western portion of the Hill East site, formerly known as Reservation 13, offers 100 permanent supportive housing units and 11,100 SF of retail space.



EUCKAL - 1724 KALORAMA ROAD

LOCATION: 1724 Kalorama Road, NW
DEVELOPER(S): Jubilee Housing
ARCHITECT(S): Bonstra | Haresign Architects / PGN Architects
CONTRACTOR(S): Whiting-Turner Contracting Co.
EST. COST: \$15 million
STATUS: Under Construction
TARGETED DELIVERY: Q2 2024

SPECS: The Transcentury Building (c. 1923) will be renovated and transformed from a 13,280 SF office building into 25 residential units with 1BR, 2BR and 3BRs. The Sitar Arts Center will occupy the ground floor.

Image courtesy of City Interests



JAYDE PARKSIDE

LOCATION: Kenilworth Terrace NE and Parkside Place NE
DEVELOPER(S): CityInterests Development Partners
ARCHITECT(S): BKV Group
CONTRACTOR(S): Carlson Construction
LEED: Gold
EST. COST: \$43 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The multifamily building on Parcel 8 contains 112 units with a mix of studios, 1BR, 1BR + dens, and 2BR units, with 20% of the units dedicated for workforce housing. Amenities include 7,400 SF of retail space, 50 below-grade parking spaces, a business center, a fitness center, a community room, an activated courtyard, and rooftop space.

Image courtesy of The Warrenton Group



KENILWORTH 166

LOCATION: 4501 Quarles Street, NE
DEVELOPER(S): The Warrenton Group / The Michaels Organization / DC Housing Authority
ARCHITECT(S): Torti Gallas + Partners
CONTRACTOR(S): The Michaels Organization
EST. COST: \$83 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The first phase of the Kenilworth Courts redevelopment will be built upon 4.4 acres of the 14-acre Kenilworth Courts site. Kenilworth 166 includes a total of 166 units in a senior building (42 units), a multi-family building (65 units), stacked flats (15 units), townhouse rentals (44 units), and 4,500 SF of non-residential uses.



LINK APARTMENTS H STREET

LOCATION: 1701 H Street, NE
DEVELOPER(S): Grubb Properties
ARCHITECT(S): WDG Architecture
CONTRACTOR(S): DAVIS Construction
LEED: Silver
EST. COST: \$50 million
STATUS: Completed
TARGETED DELIVERY: Q3 2023

SPECS: Link Apartments H Street is a 10-story, mixed-use building with 191 residential units and up to 7,900 SF of retail space. The site is located across 17th Street from Hechinger Mall. Unit sizes will average approximately 660 SF.



MERIDIAN ON FIRST (PHASE II)

LOCATION: 1001 New Jersey Avenue, SE
DEVELOPER(S): Paradigm Development Co.
ARCHITECT(S): Architects Collaborative
CONTRACTOR(S): Paradigm Contractors
LEED: Certified
STATUS: Completed
TARGETED DELIVERY: Q2 2023

SPECS: The second phase of the Meridian on First development is a 15-story, 272-unit apartment building. Unit sizes range from studios to 1BR and 2BR floorplans. Building amenities include underground parking, a two-story lobby, and a rooftop offering a swimming pool, club room, and a sky bridge connecting to Phase I at the penthouse level.

Image courtesy of Soto (HelixScape Visualization)



PARK MORTON (PHASE I)

LOCATION: 610 Park Road, NW
DEVELOPER(S): Park View Community Partners / The Community Builders / Dantes Partners
ARCHITECT(S): Torti Gallas Urban / Soto
CONTRACTOR(S): Hamel Builders
LEED: Gold
EST. COST: \$105 million
STATUS: Under Construction
TARGETED DELIVERY: 2024

SPECS: Phase I will deliver a five-story, 142-unit multifamily apartment building. Unit sizes will range from efficiencies to 4BR units, and all units will be affordable, with 40 units of replacement housing for the Park Morton community. Park Morton is part of the DC government's New Communities Initiative.

Image courtesy of Foulger Pratt



PAXTON

LOCATION: 1603 - 1625 Benning Road, NE
DEVELOPER(S): Foulger-Pratt
ARCHITECT(S): Hickok Cole
CONTRACTOR(S): Foulger-Pratt Contracting
EST. COST: \$101 million
STATUS: Under Construction
TARGETED DELIVERY: Q2 2024

SPECS: The Paxton is an all-affordable housing development with eight studios, 87 1BR, 16 2BR, and 37 3BR rental units. The site was the former home of the Trinidad Baptist Church.

RESIDENTIAL DEVELOPMENT HIGHLIGHTS

Image courtesy of Coakley & Williams



WARD 1

THE OLIVER

LOCATION: 2711 - 2719 Georgia Avenue, NW
DEVELOPER(S): Rock Creek Property Group / Howard University
ARCHITECT(S): GTM Architects
CONTRACTOR(S): Coakley & Williams Construction
LEED: Certified
EST. COST: \$62 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The former Effingham Apartments (c. 1927), owned by Howard University, were demolished in 2021 to make way for a five-story (plus penthouse), 93-unit apartment building along with 41,000 SF of commercial space which will be occupied by Howard University's Office of Development and Alumni Relations and Office of University Communications.

Image courtesy of WDG Architecture



WARD 6

ONE K STREET SW

LOCATION: 1 K Street, SW
DEVELOPER(S): WC Smith
ARCHITECT(S): WDG Architecture
CONTRACTOR(S): WCS Construction
LEED: Gold
EST. COST: \$190 million
STATUS: Pipeline
TARGETED DELIVERY: 2026

SPECS: Plans call for a 13-story, 352-unit multifamily building with units ranging from Studios to three-bedrooms. There will also be three below-grade floors of parking.



WARD 7

SKYLAND TOWN CENTER (BLOCK 4)

LOCATION: Alabama Avenue & Naylor Road, SE
DEVELOPER(S): WC Smith / Rappaport
ARCHITECT(S): Torti Gallas + Partners
CONTRACTOR(S): NVR, Inc.
LEED: Gold
EST. COST: \$52 million
STATUS: Pipeline
TARGETED DELIVERY: 2025

SPECS: The six-acre Block 4 (Phase 3) will comprise of approximately 126 for-sale townhomes. The first homes are expected to deliver in Q2 2025. Skyland Town Center is an 18.5-acre mixed-use project at the intersection of Alabama Avenue, Naylor Road, and Good Hope Road in Southeast Washington, DC.



WARD 3

WARDMAN PARK REDEVELOPMENT

LOCATION: 2650 Woodley Road, NW
DEVELOPER(S): Carmel Partners
ARCHITECT(S): Shalom Baranes Associates
LEED: Silver
EST. COST: \$500 million
STATUS: Under Construction
TARGETED DELIVERY: 2025

SPECS: Redevelopment plans for the central 9.5-acre parcel on the Wardman Park Hotel site call for approximately 2.34 acres of open space and 900 residential units in two new buildings. The vacant 1,153-room Wardman Park Hotel (c. 1970s) closed in March 2020 and demolition started in 2023.

A woman with grey hair, wearing a white hard hat and safety glasses, is holding a black tablet. She has a thoughtful expression on her face. The background is a blurred industrial or construction site with scaffolding and bright light.

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WDCEP

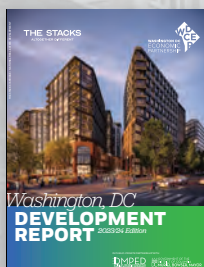
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Washington, DC Development Report

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Hospitality

“...business travel is rebounding, resulting in the Washington metro area’s hotel revenue growth being the *strongest across the top 25 markets* tracked by STR.”

By: Mitesh Patel, Senior Associate, Delta Associates

21.9M

2022 VISITORS¹
88% OF 2019 LEVELS

15%

VISITOR GROWTH¹
2022 VS. 2021

271

NEW HOTEL ROOMS
DELIVERED IN 2023²

1,538

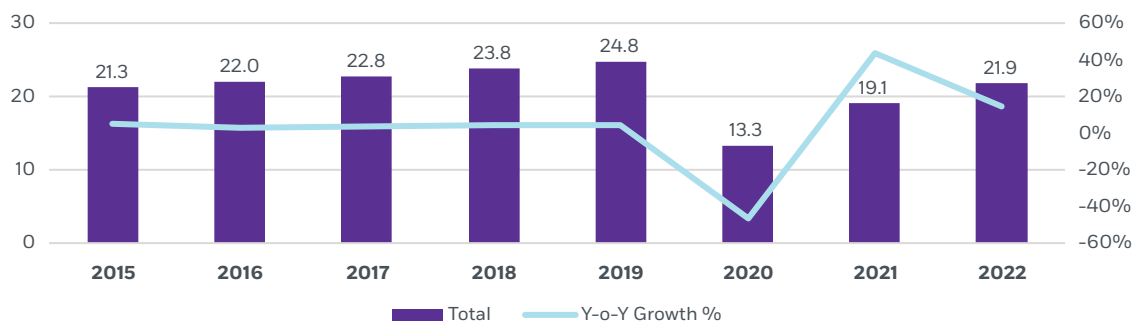
HOTEL ROOMS
UNDER CONSTRUCTION²

After a strong recovery in the two years following the pandemic's start, the hospitality sector has continued the trajectory with rapid growth across the board in 2023, although at a more moderate pace. The primary driver of this recovery continues to be tourism, although business travel is rebounding, resulting in the Washington metro area's hotel revenue growth being the strongest across the top 25 markets tracked by STR.³ In addition, annual Revenue per Available Room (RevPar) growth in the District increased 20.8% over 2023. While 2023

figures are not yet available, we expect that the total number of visitors to the District will be just under the 24.8 million the city welcomed in 2019, with growth primarily driven by international visitors as pandemic-related overseas travel restrictions have been removed.

In 2022, the total number of visitors to the District increased by 2.8 million from 2021 to 21.9 million. Both domestic and international travelers drove the growth in visitors to the District. According to

TOTAL VISITATION TO WASHINGTON, DC (IN MILLIONS)



Source: Destination DC, January 2024.

1. Destination DC, January 2024. 2. Washington, DC Economic Partnership (December 2023) 3. STR/CoStar, January 2024

data from Placer.ai, domestic tourism in the District recovered in April 2022 and is now 13% higher than in December 2019.⁴ While the total number of visitors had not yet reached pre-pandemic levels as of 2022, international travel rebounded significantly to 1.2 million, compared to the 300,000 that visited in 2020 and 2021.⁵ The District was the 7th most visited U.S. city by overseas travelers in 2022 (between Las Vegas and Chicago).⁶ We expect continued growth in 2024, with international visitors reaching the pre-pandemic average of two million annually.

Just under 50 million international visitors traveled to the U.S. in 2023 through September. This marks a 36% increase over the same period in 2022 but is still down 18% from the total amount of visitors in the same period in 2019, pre-pandemic. While there has been solid year-over-year growth nationally, there is still room to improve. Most notably, international travel from Asia was down 41% from what it was in 2019; however, from 2022 to 2023, travel from Asia increased by 95%, an encouraging trend, as China relaxed its zero-COVID policy. The only region where tourism has fully rebounded from 2019 levels is from Central America, while Canada is just under what it was in 2019. We expect international travel to return to pre-pandemic levels by the end of 2024 to early 2025. As international tourism rebounded in the District, coupled with the growth in domestic tourism, total visitor expenditures in 2022 increased by a staggering 50% to \$8.1 billion, supporting a record 84,111 jobs. This influx of foreign spending helped bolster the District's hospitality sector and we expect it will continue to do so in 2024.

The rapid increase in international tourism as well as the sustained growth of domestic tourism has continued to elevate the District's hospitality market. According to STR, occupancy among the District's hotels was 69.9% in 2023, up over 13% from the previous year. We expect occupancy levels to continue to rise in 2024 and then moderate near the five-year pre-pandemic average of 77.4% by 2025. RevPAR grew 20.8% over 2023, still well above average, but not as robust as in the earlier part of the market recovery.

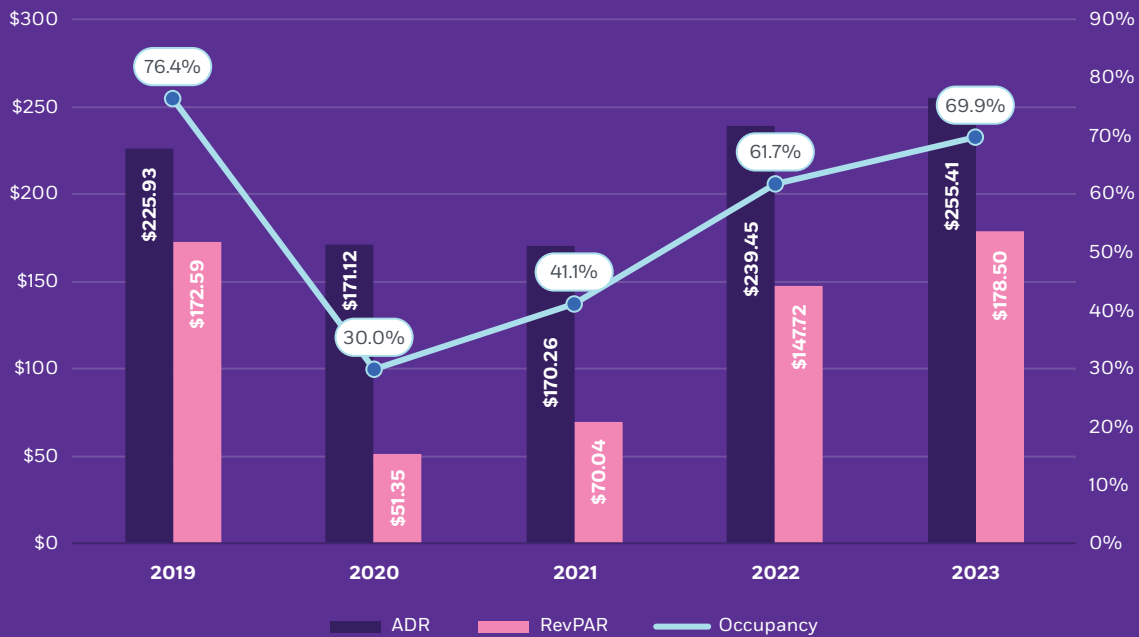
After posting a 40.6% year-over-year increase in the average daily rate (ADR) for hotels in the District from 2021 to 2022, growth slowed in 2023 to 6.7%, averaging \$255.41. Notably, a decent portion of the increase in 2022 was attributed to inflation, and the current growth



11th Street Bridge Park

4. Placer.ai, January 2024. 5. Destination DC, January 2024. 6. U.S. International Trade Association, January 2024.

DISTRICT HOTEL OCCUPANCY, ADR, AND REVPAR



Source: STR/CoStar, January 2024

rate is still well above the long-term average. ADR will continue to rise in 2024 due to the lack of new supply, however the growth rate will moderate significantly compared to recent years as CoStar estimates a 2% increase. Major hotels under construction within the District, include the 421-room Arlo DC in Judiciary Square, the 230-room CitizenM in Georgetown, the 152-unit Hotel AKA Washington Circle in Foggy Bottom, the 80-unit Penelope Hotel in Dupont Circle, and the 105-room Maison Kesh in Bloomingdale.

New hotel room deliveries within the District have only amounted to 271 rooms in 2023, down nearly 80% compared to 2022, which was the most active year for new hotel development since 2017. The 271-room Royal Sonesta Washington, DC Capitol Hill was the only new hotel project to deliver in 2023. However, 2024 could see more than 1,000 new hotel rooms come online, including two hotel-style apartment concepts.

The short-term rental (STR) market nationally and specifically within the District became oversaturated as investors began buying properties in the middle part of the last decade. The hotel industry has been actively trying to recoup demand from online short-term rental platforms such as Airbnb and Vrbo, and they have succeeded. Active STR listings are up only 3% from 2022. More importantly, STR listings are down over 33% from 2019.⁷ This primarily has been caused by regulations passed by the DC Council on STRs, which went into effect in 2019. Since then, active listings have steadily declined each year. We expect STR listings to marginally decline over 2024 as tourism demand is driven more towards conventional hotels.

Air travel within the United States has had a remarkable recovery post-pandemic, and this trend has persisted throughout 2023. This effect was felt by the three major airports near the District. At Ronald Reagan Washington National Airport

7. AirDNA, January 2024

(DCA), the closest to the District, total passenger enplanements and deplanements are up by 10% in the year ending September 2023.⁸ Dulles International's (IAD) total enplanements and deplanements are up by 16% in the same period. Dulles' higher growth is supported by international travel, as it is the largest international airport in the Mid-Atlantic.

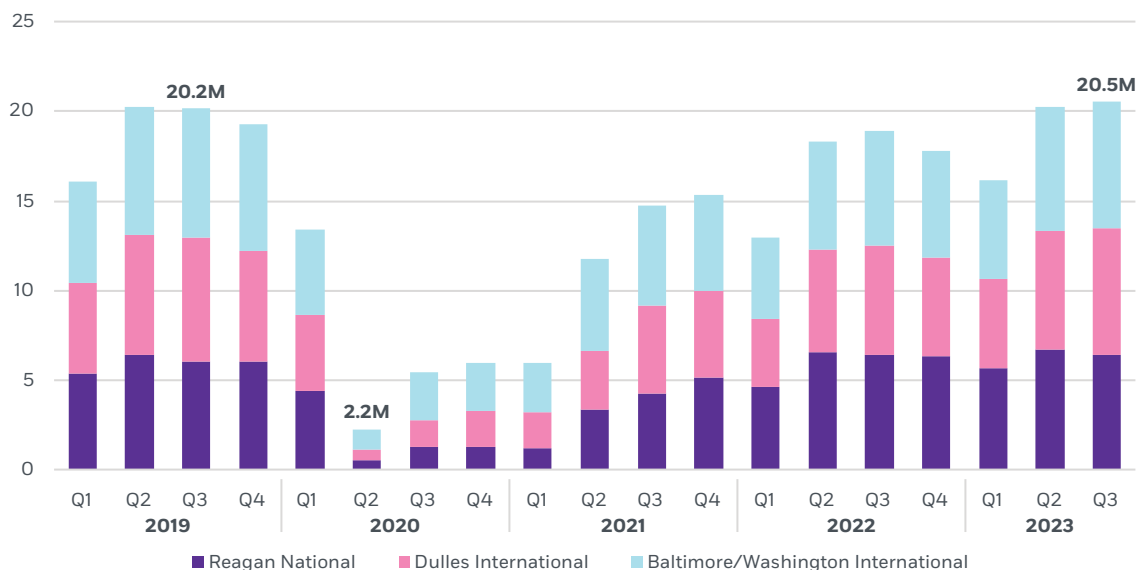
Baltimore/Washington International Thurgood Marshall Airport (BWI) also had its total passengers increase by 10% in the year ending September 2023.⁹ This spike in travel among the region's three major airports can be attributed to lower ticket prices and decreased travel restrictions. According to the Bureau of Labor Statistics, airfares are down 12.1% over the year ending November 2023 and down 4.4% from November 2019.¹⁰ We expect air traffic in the Washington metro area to continue to grow into 2024, which will help bolster the recovering hospitality market.

In 2023, investors remained wary of the fundamentals of the hospitality market. After a 60

basis-point increase to 8.2% in 2022, cap rates for hotels in the District increased on average by another 110 basis points to 9.3% in 2023, according to CoStar. In comparison, the struggling office market averaged a cap rate of 6.6% in 2023. This skepticism also poured into the transaction market, with only four hotels being traded in the past year. They include two properties that were part of a portfolio: the 156-room St. Gregory Hotel and the 86-room Ritz-Carlton Georgetown. In addition, the two individual sales recorded were the 44-room Windsor Park Hotel in Dupont Circle and the 33-room Motel 6 in Union Market, the latter will be demolished and replaced by a multifamily development.

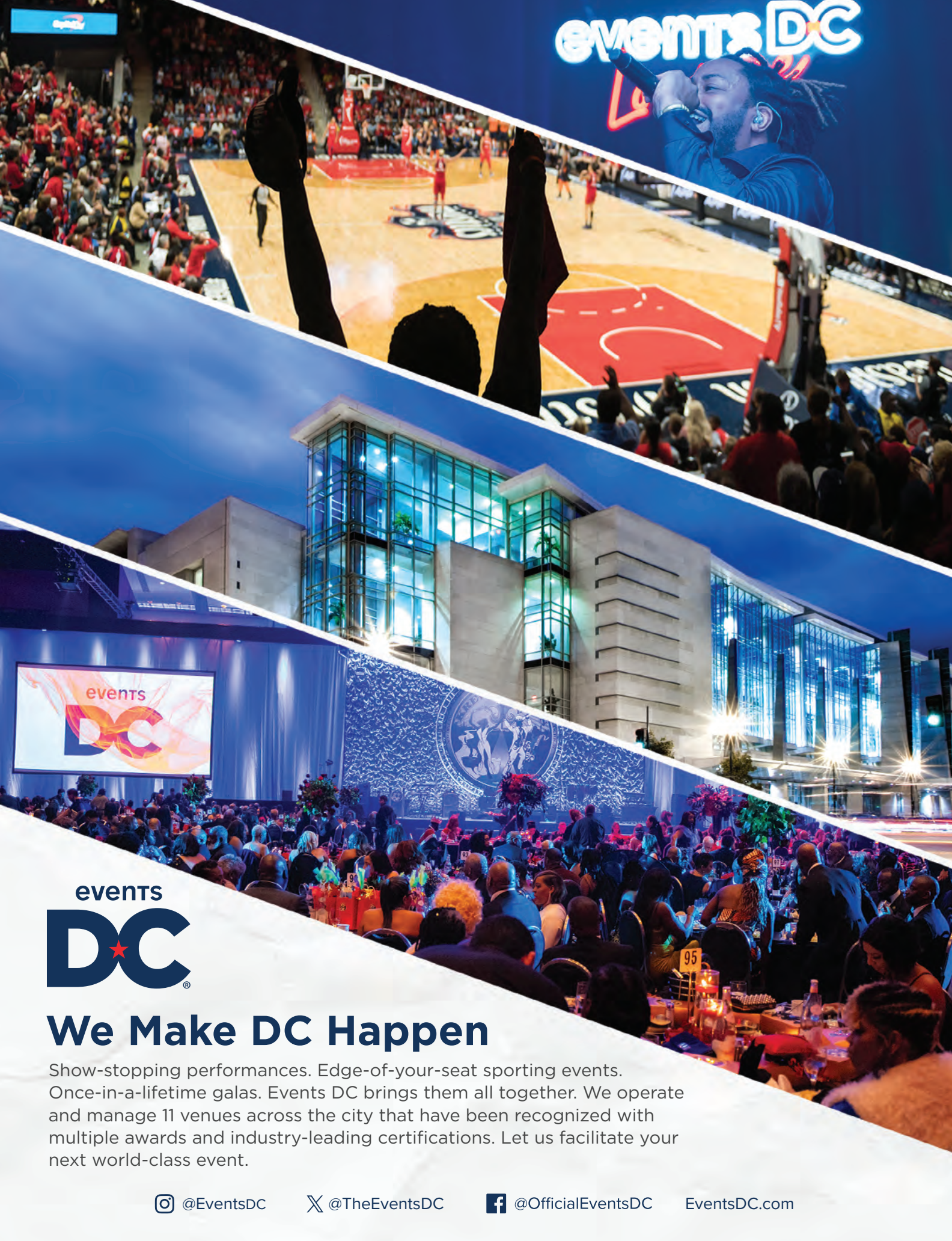
As the District enters 2024, the hospitality sector is on track for another year of growth. Travel to the District is continuing to rise, resulting in more tourist spending. According to Destination DC, total tourism spending in the District in 2022 attributed to over \$1.6 billion in additional tax revenue. We expect to also see the continued growth of hybrid hospitality/apartment concepts in the District, such as Sonder, Placemakr, and Mint, among others.

REGIONAL AIRPORT PASSENGER TRAFFIC (MILLIONS)



Source: Metro Washington Metropolitan Airports Authority, Maryland Aviation Admin.; January 2024. Total passenger enplanements and deplanements.

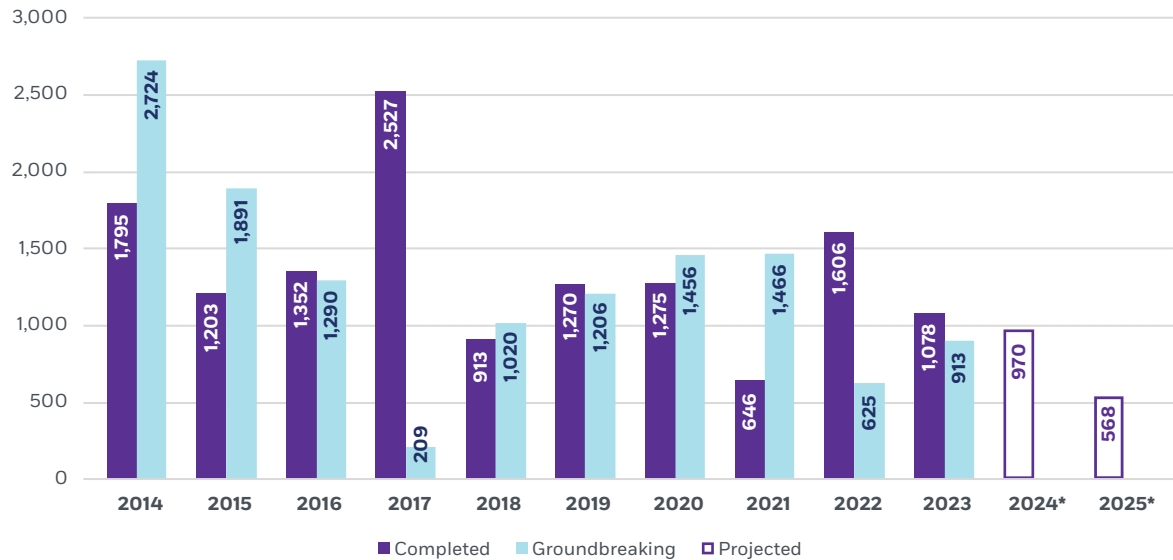
8. Metro Washington Metropolitan Airports Authority, January 2024. 9. Maryland Aviation Administration, January 2024. 10. Bureau of Labor Statistics - Consumer Price Index November 2023, January 2024.



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HOTEL ROOM DEVELOPMENT (DECEMBER 2023)



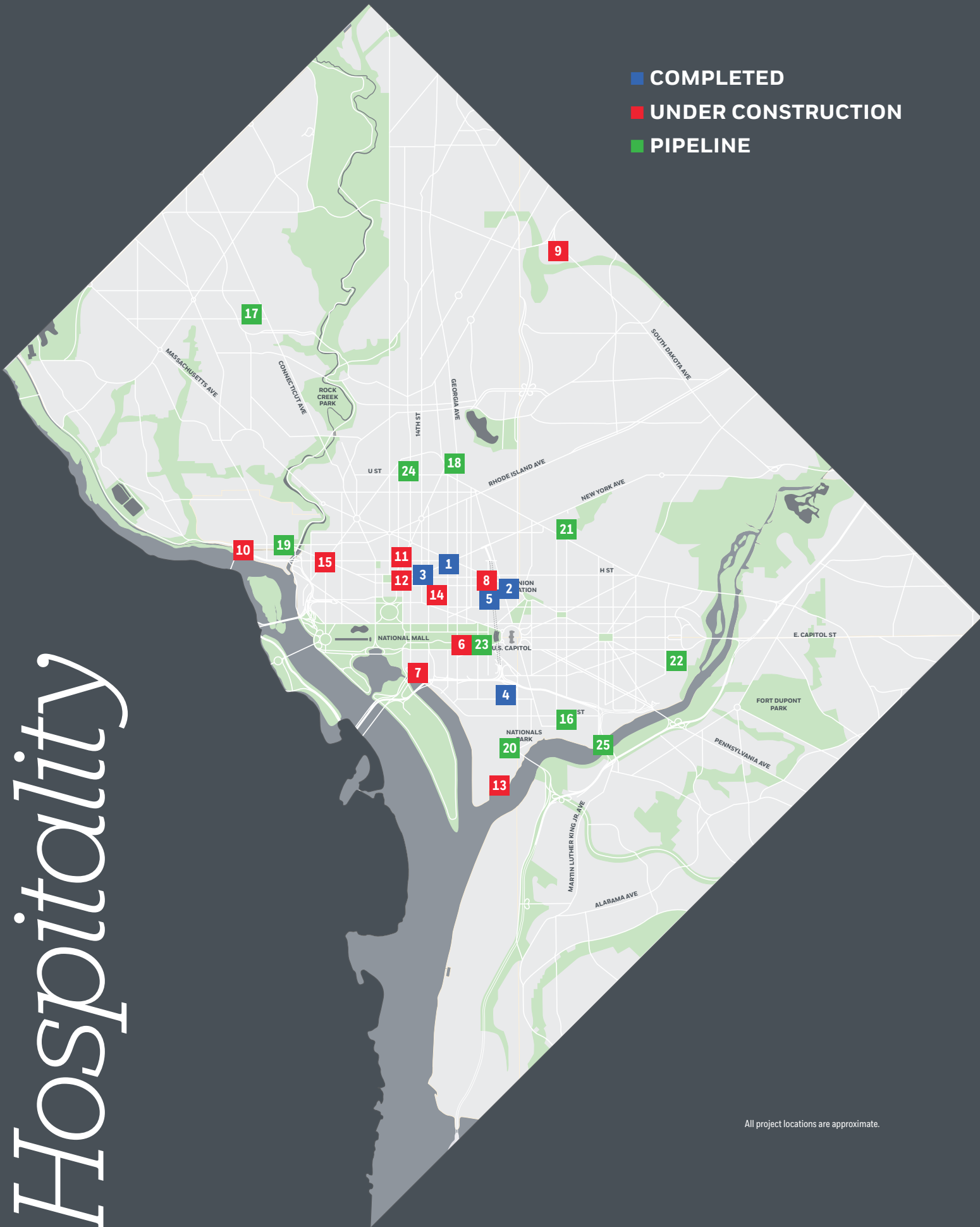
*Projections based on targeted delivery dates of projects under construction as of December 2023

HOSPITALITY DEVELOPMENT (DECEMBER 2023)

	PROJECTS	HOSPITALITY SF	ROOMS	NET NEW ROOMS*
COMPLETED (SINCE 2001)	164	24,027,879	24,523	11,610
2001 - 2010	75	13,177,699	9,872	2,527
2011 - 2020	67	8,450,837	11,321	7,184
2021 - 2023	22	2,399,343	3,330	1,899
PAST FIVE YEARS				
2019	7	882,650	1,270	585
2020	7	610,125	1,275	739
2021	9	407,899	646	410
2022	8	1,046,071	1,606	1,218
2023	5	945,373	1,078	271
UNDER CONSTRUCTION	14	1,990,474	1,538	(140)
2024 DELIVERY	7	1,002,975	970	445
2025 DELIVERY	5	300,499	568	(585)
2026 DELIVERY	2	687,000	0	0
PIPELINE	54	4,154,714	5,437	4,934
NEAR TERM	25	1,297,203	1,542	1,409
LONG TERM	29	2,857,511	3,895	3,525
TOTAL	232	30,173,067	31,498	16,404

*Net new rooms only reflect rooms in hotel projects or rooms added/removed in redevelopment projects. Rooms are removed from inventory based on project's status (e.g. Redevelopment of Marriott Wardman Park is reflected in 2025).

- COMPLETED
- UNDER CONSTRUCTION
- PIPELINE



All project locations are approximate.

HOSPITALITY DEVELOPMENT PIPELINE



	PROJECT	WARD	LOCATION	DEVELOPER(S)	HOSPITALITY SF	HOTEL ROOMS	EST. VALUE (\$M) ¹	DELIVERY ²
TOP HOSPITALITY PROJECTS COMPLETED (2023)								
1	Westin Washington D.C.	2	999 9th St., NW	Sunstone Hotel Investors	586,000	807	\$80	Q4 23
2	20 Massachusetts Avenue (Royal Sonesta Hotel)	6	20 Massachusetts Ave., NW	Office Properties Income Trust / The RMR Group	221,000	271	\$200	Q3 23
3	National Museum of Women in the Arts	2	1250 New York Ave., NW	National Museum of Women in the Arts	78,810		\$68	Q4 23
4	Gallery 64 (Rubell Museum DC)	6	65 I St., SW	Lowe / Rubell Family	31,839		\$200	Q1 23
5	Capital Jewish Museum	6	575 3rd St., NW	Jewish Historical Society of Greater Washington	27,724		\$18	Q2 23

TOP HOSPITALITY PROJECTS UNDER CONSTRUCTION

6	Smithsonian National Air and Space Museum	2	The National Mall	Smithsonian	687,000		\$900	Q4 26
7	Salamander Washington D.C.	6	1330 Maryland Ave., SW	Salamander Resort & Hotel	424,000	373		Q2 24
8	Arlo DC	6	333 G St. & 704 3rd St., NW	Quadrup Global	235,600	445		Q3 24
9	ART Place at Fort Totten (Phase II)	5	5300 South Dakota Ave., NE	Morris & Gwendolyn Cafritz Foundation	172,092			Q4 24
10	citizenM - Georgetown	2	3401 K St., NW	citizenM	80,000	230		Q2 25
11	1010 Vermont Avenue (Mint House)	2	1010 Vermont Ave., NW	Altus Realty Partners / McLean Partners	66,000	85	\$50	Q2 25
12	The Milken Center for Advancing the American Dream	2	1501 - 1505 Pennsylvania Ave., NW & 730 15th St., NW	Akridge / Milken Family Foundation	70,000			Q2 24
13	The Stacks (Phase I)	6	101 V St., SW	Akridge / National Real Estate Development	66,055	180	\$450	Q1 25
14	Ford's Theatre Expansion	2	512 - 514 10th St., NW	Ford's Theatre	38,444		\$50	2025
15	Hotel AKA Washington Circle	2	1 Washington Cir., NW	Electra America Hospitality Group	80,000	152	\$30	Q2 24

TOP HOSPITALITY PROJECTS IN THE PIPELINE

16	National Museum of the U.S. Navy	8	Washington Navy Yard	Navy History and Heritage Command	240,000		\$475	2027
17	DC Archives & Records Center	3	4200 Connecticut Ave., NW	Department of General Services	127,000		\$72	2026
18	Bond Bread and Washington Railway & Electric Company (WRECO)	1	2112 & 2146 Georgia Ave., NW	Menkiti Group / EDENS / Fivesquares Development / Howard University	124,600	180	\$339	2027
19	3000 M Street	2	3000 M St., NW	Thor Equities	72,500	91		2025/26
20	45 Q Street	6	45 Q St., SW	D.B. Lee Development & Construction	65,000	190	\$80	
21	1271 5th Street	5	1271 5th St., NE	EDENS	53,173	80		
22	Reservation 13 (Bundle 2)	7	19th St., Massachusetts Ave., Independence Ave., SE	Frontier Development & Hospitality Group / A. Wash & Associates	50,000	150		
23	Bezos Learning Center at the National Air and Space Museum	2	600 Independence Ave., SW	Smithsonian	50,000		\$130	2027
24	2000 14th Street	1	2000 14th St., NW	MRP Realty / CSG Urban Partners / Capri Investment Group	44,000	116		2029
25	11th Street Bridge Park	8	11th Street Bridge	Building Bridges Across the River / DDOT			\$92	2026

1. May include non-hospitality components & pipeline values may include additional phases (\$ in millions)
2. Delivery date may reflect phase I delivery or final phase delivery for pipeline projects.



ARLO DC

LOCATION: 333 G Street & 704 3rd Street, NW
DEVELOPER(S): Quadrum Global
ARCHITECT(S): Architecture Inc.
CONTRACTOR(S): Plaza Construction Corp
STATUS: Under Construction
TARGETED DELIVERY: Q3 2024

SPECS: Redevelopment plans for 333 G Street and 704 3rd Street call for a 445-room Arlo Hotel. A new 12-story tower would be built behind the historic Harrison apartment building. The Harrison structure (c. 1888-1890) will be rehabilitated and incorporated into the development.



BEZOS LEARNING CENTER AT THE NATIONAL AIR & SPACE MUSEUM

LOCATION: 600 Independence Avenue, SW
DEVELOPER(S): Smithsonian
ARCHITECT(S): Perkins&Will
EST. COST: \$130 million
STATUS: Pipeline
TARGETED DELIVERY: Q4 2027

SPECS: The Bezos Learning Center (BLC) will be a three-story, 50,000 SF addition to the National Air and Space Museum (NASM). Two primary program initiatives are the Bezos Empowering Educators Program and the Bezos Science and Technology Innovation Challenges.



DANCE LOFT AT 14TH

LOCATION: 4618 14th Street, NW
DEVELOPER(S): Heleos
ARCHITECT(S): PGN Architects
LEED: Gold
STATUS: Pipeline
TARGETED DELIVERY: Q4 2024

SPECS: Plans call for a new five-story (plus penthouse), mixed-use building consisting of 101 multi-family units over a commercial podium space fronting 14th Street. The residential component will include three-bedroom units and 66 - 75 affordable units. The commercial space will consist of a restaurant (1,900 SF) and 11,000 SF for performing arts, including two theatres, a dance lobby, and four studios for Dance Loft on 14th.



DC ARCHIVES & RECORDS CENTER

LOCATION: 4200 Connecticut Avenue, NW
DEVELOPER(S): Department of General Services
ARCHITECT(S): Hartman-Cox Architects
LEED: Gold
EST. COST: \$72 million
STATUS: Pipeline
TARGETED DELIVERY: Q1 2026

SPECS: The new four-story, plus penthouse, 127,000 SF DC Archives & Records Center will replace the six-story, 127,000 GSF Building 41 on the University of the District of Columbia's Van Ness campus. The new center will replace the existing 25,000 SF archives at 1300 Naylor Court, NW.

HOSPITALITY DEVELOPMENT HIGHLIGHTS



CAPITAL JEWISH MUSEUM

LOCATION: 575 3rd Street, NW
DEVELOPER(S): Jewish Historical Society of Greater Washington
ARCHITECT(S): SmithGroup
CONTRACTOR(S): Consigli Construction
LEED: Silver
EST. COST: \$18 million
STATUS: Completed
TARGETED DELIVERY: Q2 2023

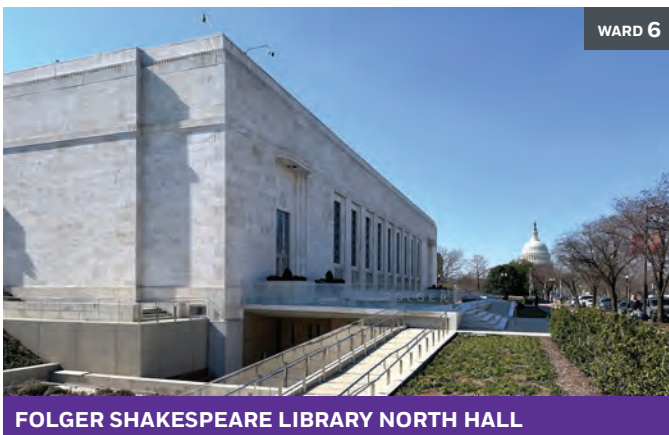
SPECS: As part of the Capitol Crossing development, the historic Adas Israel Synagogue was restored and moved from 3rd & G Streets, NW to 575 3rd Street, NW. Along with a four-story, 27,700 SF addition, the new museum includes a lobby, gallery and exhibit space, a multipurpose space, offices, and support spaces.



CITIZENM - GEORGETOWN

LOCATION: 3401 K Street, NW
DEVELOPER(S): citizenM
ARCHITECT(S): Baskervill
STATUS: Under Construction
TARGETED DELIVERY: Q2 2025

SPECS: Redevelopment plans for the existing two-story warehouse call for a five-story addition and penthouse. A 230-room citizenM hotel will occupy the entire building.



FOLGER SHAKESPEARE LIBRARY NORTH HALL

LOCATION: 201 East Capitol Street, SE
DEVELOPER(S): Folger Shakespeare Library / JFW, Inc.
ARCHITECT(S): KieranTimberlake Associates
CONTRACTOR(S): Gilbane Building Company
EST. COST: \$81 million
STATUS: Under Construction
TARGETED DELIVERY: Q2 2024

SPECS: This 40,000 SF research and performing arts venue (c. 1932), houses the most extensive Shakespeare collection in the world. To accommodate a significant addition to the collection, the Library built a below-grade one-story, 12,000 SF addition, and made alterations to the existing structure and landscaping.



THE MILKEN CENTER FOR ADVANCING THE AMERICAN DREAM

LOCATION: 1501 - 1505 Pennsylvania Ave., NW & 730 15th St., NW
DEVELOPER(S): Akridge / Milken Family Foundation
ARCHITECT(S): Studios Architecture / Shalom Baranes Associates / OTJ Architects
CONTRACTOR(S): Grunley Construction
LEED: Silver
STATUS: Under Construction
TARGETED DELIVERY: Q2 2024

SPECS: The former Riggs Bank Corcoran headquarters will be transformed into the Milken Museum & Conference Center and the home for the Milken Institute as well as the Center for the American Dream. The mixed-use development will offer a combination of traditional office space and a conference center and museum, located within the main halls of the historic bank buildings.



WARD 2

NATIONAL MUSEUM OF WOMEN IN THE ARTS

LOCATION: 1250 New York Avenue, NW
DEVELOPER(S): National Museum of Women in the Arts
ARCHITECT(S): Marshall Craft Associates / Sandra Vicchio & Associates
CONTRACTOR(S): Grunley Construction
EST. COST: \$68 million
STATUS: Completed
TARGETED DELIVERY: Q4 2023

SPECS: The NMWA's restoration project enlarged its gallery space by 20%, provided a new destination for researchers and education programs, enhanced amenities and accessibility for visitors, and infrastructure and storage upgrades to improve the long-term conservation and security of the museum's collection of more than 5,500 works. It was the building's first full renovation since 1987.



WARD 7

RESERVATION 13 (BUNDLE 2)

LOCATION: 19th St., Massachusetts Ave., Independence Ave., SE
DEVELOPER(S): Frontier Development & Hospitality Group / A. Wash & Associates
STATUS: Pipeline

SPECS: Redevelopment plans call for 1,246 residential units (407 deeply affordable units, 334 middle-income units, and 500 market-rate units), a 150-key hotel, and 60,000 SF of retail space. The residential component includes 1,116 rental units and 125 for-sale units. A triangle park will be created to honor Robert F. Kennedy, and a History & Cultural Walk is also planned to recognize the history of Reservation 13.

Image courtesy of The Smithsonian



WARD 2

SMITHSONIAN NATIONAL AIR AND SPACE MUSEUM

LOCATION: The National Mall
DEVELOPER(S): Smithsonian
ARCHITECT(S): Quinn Evans Architects
CONTRACTOR(S): Clark Construction Group / Smoot Construction D.C./ Consigli Construction
LEED: Gold
EST. COST: \$900 million
STATUS: Under Construction
TARGETED DELIVERY: Q4 2026

SPECS: The 687,000 SF museum is undergoing a seven-year renovation that will replace the glass curtain wall glazing, remove and replace the Tennessee marble façade, and upgrade all 22 galleries. A new vestibule and canopy will also be constructed at the north/main public entrance. Phase I was completed in October 2022, resulting in eight new and renovated exhibitions and a planetarium in the building's western halls.



WARD 3

WASHINGTON BALLET EXPANSION

LOCATION: 3515 Wisconsin Avenue, NW
DEVELOPER(S): The Washington Ballet
ARCHITECT(S): SmithGroup
LEED: Silver
EST. COST: \$15 million
STATUS: Pipeline

SPECS: The Washington Ballet plans to update its Wisconsin Avenue campus by razing an existing building wing (23,700 SF) and constructing a new three-story addition (25,600 SF) to provide more efficient operations and studio space.



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DC DEPARTMENT OF
INSURANCE, SECURITIES
AND BANKING



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Quality of Life

By: Netanel Hutman, Research Analyst,
Washington DC Economic Partnership

Photo by Dave Battle, Image courtesy of MedStar Georgetown University Hospital

#1
BEST U.S.
PARK SYSTEM¹

11
COLLEGES &
UNIVERSITIES²

14
HOSPITALS³

6.57M
SQUARE FEET OF GREEN
ROOFS INSTALLED IN THE
DISTRICT (2004-2023)⁴

Washington, DC is home to dynamic, diverse, mixed-use neighborhoods that provide residents, visitors, and employers with a wealth of education, healthcare, and recreational opportunities.

The District's colleges and universities have a combined enrollment of nearly 90,000,⁵ providing a substantial workforce pipeline. Children's National Hospital was once again recognized as a top provider, ranked in the top five by U.S. News & World Report.⁶ Washington, DC's airports, Metrorail and bus systems, and local bikeshare network have expanded service, maintaining the region as a top multimodal city and international destination. The District is also expanding its community centers and parks system, ranked the best in the country, allowing for more third places. All this is taking place in one of the nation's greenest cities⁷, leading to more sustainable buildings and energy.

EDUCATION

The Washington, DC metro area offers one of the most educated workforces in the country. The presence of five U.S. News & World Report ranked top-100 universities, Georgetown University, George Washington University, University of Maryland, John Hopkins University, and the College of William & Mary, enhances the region's educational landscape.⁸

The District's colleges & universities continue to attract prestigious institutions, partnerships, and professors. George Washington University was invited to join the distinguished Association of American Universities.⁹ Dr. Anthony Fauci, the face of the U.S. COVID response, joined Georgetown University's Division on Infectious Disease,¹⁰ and Howard University established The Warner Music/Blavatnik Center for Music Business in 2021.¹¹

1. "Washington, DC Park System Ranked Nation's Best in Trust for Public Land's Annual ParkScore Index." Trust for Public Land, 2023, www.tpl.org/media-room/washington-dc-park-system-ranked-nations-best-in-trust-for-public-lands-annual-parkscore-index-saint-paul-places-second-minneapolis-third-irvine-surges-to-fourth. Accessed 20 Feb. 2024. 2. Consortium of Universities of the Washington Metropolitan Area; WDCEP research. 3. DC Health (1/9/24). <https://dchealth.dc.gov/service/hospitals>. Accessed 20 Feb. 2024. 4. DC Department of Energy & Environment (as of Dec. 2023). 5. Source: JobsEQ (2021-2022 academic year), National Defense University website (2020-2021). 6. "Children's National Hospital Ranked #5 in the Nation on U.S. News & World Report's Best Children's Hospitals Honor Roll." Children's National Hospital, 2023, www.childrensnational.org/about-us/newsroom/2023/usn2023. Accessed 20 Feb. 2024. 7. McCann, Adam. "Greenest Cities in America." WalletHub, 4 Oct. 2023, www.wallethub.com/edu/most-green-cities/16246. Accessed 20 Feb. 2024. 8. "The Best National Universities in America." US News & World Report, 2024, www.usnews.com/best-colleges/rankings/national-universities. Accessed 20 Feb. 2024. 9. Hansen, Drew. "George Washington University Receives Invite to the Prestigious Association of American Universities." Washington Business Journal, Washington Business Journal, 2 June 2023, www.bizjournals.com/washington/news/2023/06/02/george-washington-university-aau-invite-research.html. Accessed 20 Feb. 2024. 10. Lane, Rosemary. "Dr. Anthony Fauci to Join Georgetown Faculty as Distinguished University Professor - Georgetown University." Georgetown University, 26 June 2023, www.georgetown.edu/news/dr-anthony-fauci-to-join-georgetown-faculty-as-distinguished-university-professor/. Accessed 21 Feb. 2024. 11. Coleman, Autumn. "Blavatnik Beyond Books: Howard Enters a New Chapter of Music Education." Howard Magazine, Fall 2023, <https://magazine.howard.edu/stories/blavatnik-beyond-books-howard-enters-a-new-chapter-of-music-education>. Accessed 20 Feb. 2024.

In 2023, five satellite campuses from renowned universities around the country opened and expanded in the District. The 50+ universities from around the world with a presence in the District diversify the city's academic and cultural fabric, offering residents access to a broader range of educational and research opportunities. The District is also home to three of the top 10 public high schools in the region¹² and ranked as having the best after-school programs among U.S. states.¹³ These investments in education, in turn, contribute to a more vibrant and intellectually stimulating environment.

HEALTHCARE

Medical facilities in the District continue to expand their services and secure investments to support future expansion and research initiatives.

The \$750 million Medstar Georgetown University Hospital Verstandig Pavilion opened in late 2023 and focuses on research, clinical care, and medical education. Supported by a \$50 million gift from the Verstandig Family Foundation, the new pavilion features an emergency department, a rooftop helipad, and state-of-the-art operating rooms offering the region's only moveable intraoperative MRI, providing real-time imaging during surgery.¹⁴

Children's National Hospital, in partnership with MedTech Color, is addressing the disparities in pediatric medical device innovation. This initiative hopes to advance the representation of people of color in the medical device industry.¹⁵ Furthermore, the hospital's recent \$96 million philanthropic investment towards brain tumor research will improve treatment options and post-diagnosis programs for kids and families. Children's is also advancing the second phase of its National Research

& Innovation Campus on the former Walter Reed campus with plans to upgrade Building 54 for office and lab space.¹⁶

Whitman-Walker received \$22.5 million from the U.S. Department of Treasury's American Rescue Plan's Capital Projects Fund to support the construction of a new research facility at the Max Robinson Center in Ward 8 on the historic St. Elizabeths East campus.¹⁷ The center opened in 2023 and will be joined by the new 136-bed Cedar Hill Regional Medical Center in early 2025.

PARKS & COMMUNITY SPACE

The District continues to invest in its parks and community spaces, ensuring its public spaces are more inviting and inclusive. In 2023, the city celebrated three significant groundbreakings. The new Anacostia Recreation Center at Ketcham Elementary School is the first recreation center built in Ward 8 in 20 years. The Fort Dupont Ice Arena was razed and is being rebuilt. It will provide a single NHL-size ice sheet, expanded locker facilities, support facilities, and a community meeting room when it reopens in 2025. The DC Center for the LGBT Community and the Capital Pride Alliance plan to open a new 6,700 SF community center in the Shaw neighborhood. A \$1 million grant from the DC government supported the project.¹⁸ In addition, the Department of Parks and Recreation announced expanded hours at 45 recreation centers, citing increased demand among teenagers.

TRANSPORTATION

Strategic investments in the city's infrastructure make access and daily commutes to and within the city easier. In 2022, Metro's Silver Line connected Dulles International Airport (IAD) to the nation's

12. Hansen, Drew. "The D.C. Region's Top-Ranked Public High Schools for 2023." Washington Business Journal, Washington Business Journal, 30 Oct. 2023, www.bizjournals.com/washington/news/2023/10/30/high-school-rankings-dc-maryland-virginia.html. Accessed 20 Feb. 2024. 13. "2020 America after 3PM Data." Afterschoolalliance.org, 2020, <https://afterschoolalliance.org/A33PM/data/geo/District%20of%20Columbia/overview>. Accessed 20 Feb. 2024. 14. "MedStar Georgetown University Hospital Opens Verstandig Pavilion on Hilltop Campus." Georgetown University, 19 December 2023, www.georgetown.edu/news/medstar-georgetown-university-hospital-opens-verstandig-pavilion-on-hilltop-campus. Accessed 21 Feb. 2024. 15. Gilgore, Sara. "Children's National Hospital Receives \$96M Philanthropic Investment for Brain Tumor Research." Washington Business Journal, Washington Business Journal, 21 June 2023, www.bizjournals.com/washington/news/2023/06/21/childrens-national-hospital-donation.html. Accessed 20 Feb. 2024. 16. Gilgore, Sara. "Children's National Hospital Is Advancing Phase 2 of Its Walter Reed Campus Overhaul." Washington Business Journal, Washington Business Journal, 25 May 2023, www.bizjournals.com/washington/news/2023/05/25/childrens-national-walter-reed-phase-2.html. Accessed 21 Feb. 2024. 17. "Mayor Bowser Announces Approval of \$22.5 Million in U.S. Treasury Funding for Whitman-Walker Max Robinson Center at St. Elizabeths East Campus." Executive Office of the Mayor, 11 December 2023, <https://mayor.dc.gov/release/mayor-bowser-announces-approval-225-million-us-treasury-funding-whitman-walker-max-robinson>. Accessed 21 Feb. 2024. 18. Chibbaro, Lou. "Officials Hold Groundbreaking for New D.C. LGBT Community Center." Washington Blade, 29 June 2023, www.washingtonblade.com/2023/06/29/dc-center-lgbtq-community-groundbreaking/. Accessed 20 Feb. 2024.

capital, and in less than one year, more than one million customers had used the Metrorail station.¹⁹ Furthermore, IAD is planning to build a new \$560 million, 14-gate Tier 2 Concourse East to replace the existing Concourse A. American, United, Delta, and JetBlue all announced expanded service to and from IAD and Reagan National (DCA), and Southwest and Frontier have both expanded service from BWI this year. DCA set a new record with 25.5 million passengers in 2023, a 6.2% increase from 2022,²⁰ making the airport the busiest tarmac in the country.²¹

Several new initiatives were announced in 2023 to help reduce congestion and allow for easy and efficient connections between the District's neighborhoods. WMATA announced expanded rail service for the Blue, Green, Red, Silver, and Yellow lines, making this the 11th expansion of services since summer 2022 due to increased ridership.²² The introduction of overnight bus services and increased Metrorail services is the beginning of DC's move to a 24/7 public transport system.²³ Additionally, the Southwest Mobility Innovation District (MID), supported by a \$3 million grant from the DC government, launched its Circuit Rideshare public transit program for Southwest DC and parts of the Capitol Riverfront neighborhood with free rides.²⁴

Rising two spots, the District is now the 5th most bike-friendly city in the country.²⁵ Supporting this transportation option is a new DC government program offering rebates to incentivize using and maintaining e-bikes.²⁶ In May 2023, Capital Bikeshare introduced 850 new e-bikes, coinciding with its highest monthly use ever.²⁷

SUSTAINABILITY

The District remains on track to meet the 2032 goal of 100% renewable energy and 2050 goal of carbon neutrality. Between 2006–2021, the city has cut emissions by 36%²⁸ and aims to reach 15% of renewable energy sources generated within the District by 2041.²⁹

The District's Solar for All, a program designed to reduce electricity bills for households in the city through single-family and community solar projects, won a grand prize at the Department of Energy's 2022 Sunny Awards for Equitable Community Solar.³⁰ The DC Green Bank has also financed 24 new solar projects throughout the District. These projects are projected to provide 3.5 million kilowatts of renewable energy over the next two decades and contribute to decreasing greenhouse gas emissions.³¹

19. <https://www.wmata.com/about/news/Dulles-one-million-customers.cfm>. 20. "Washington's Airports Set New Passenger Record." Metropolitan Washington Airports Authority, 21 Feb. 2024. www.mwaa.com/news/reagan-nationals-runway-busiest-america. Accessed 20 Feb. 2024. 21. "Reagan National's Runway Is Busiest in America." Metropolitan Washington Airports Authority, 30 May 2023. www.mwaa.com/news/reagan-nationals-runway-busiest-america. Accessed 20 Feb. 2024. 22. Abedje, Tadiwos. "Metro to Add More Rail Service amid Ridership Increase." WTOP News, 8 Sept. 2023. www.wtop.com/tracking-metro-24-7/2023/09/metro-to-add-more-rail-service-amid-ridership-increase/. Accessed 20 Feb. 2024. 23. Kim, Sarah Y. "Metro Will Offer Overnight Bus Service on Thirteen Routes." DCist, 11 Oct. 2023. www.dclist.com/story/23/10/11/metro-will-be-offering-overnight-service-on-13-bus-routes/. Accessed 20 Feb. 2024. 24. O'Gorek, Elizabeth. "Ride Southwest's New EV Transit Vehicles." Hillrag.com, 26 June 2023. www.hillrag.com/2023/06/26/ride-southwests-new-ev-transit-vehicles/. Accessed 20 Feb. 2024. 25. Viamontes, Robert Loayza. "Rising Two Spots, DC Is Now the 5th Most Bike-Friendly City in the Country, Study Reveals." WSUA9, 19 July 2023. www.wusa9.com/article/traffic/dc-ranks-fifth-bike-friendly-city-in-the-us/65-1c1732e5-6324-4300-bde8-8a6e2d4d5f52. Accessed 20 Feb. 2024. 26. Weller, Theo. "New Act Incentivizes E-Bikes to Increase Sustainability." Hillrag.com, 20 Sept. 2023. www.hillrag.com/2023/09/20/new-act-incentivizes-e-bikes-to-increase-sustainability/. Accessed 20 Feb. 2024. 27. Lazo, Luz. "Meet Capital Bikeshare's New E-Bike. 850 Will Hit the Streets This Spring." Washington Post, The Washington Post, 20 Mar. 2023. www.washingtonpost.com/transportation/2023/03/20/capital-bikeshare-e-bike-expansion/. Accessed 20 Feb. 2024. 28. DC Department of Energy & Environment. <https://doee.dc.gov/service/clean-energy-dc-omnibus-amendment-act>. Accessed on 2/21/24. 29. DC Department of Energy & Environment. <https://doee.dc.gov/service/clean-energy-dc-omnibus-amendment-act>. Accessed on 2/21/24. 30. "District of Columbia Solar for All: Sunny Awards Winner." Energy.gov, 2022. www.energy.gov/communitysolar/district-columbia-solar-all-sunny-awards-winner. Accessed 20 Feb. 2024. 31. Loria, Keith. "DC Green Bank Provides Financing for 24 Solar Projects in DC." Commercial Observer, 17 July 2023. www.commercialobserver.com/2023/07/dc-green-bank-provides-financing-for-24-solar-projects-in-dc/. Accessed 20 Feb. 2024.

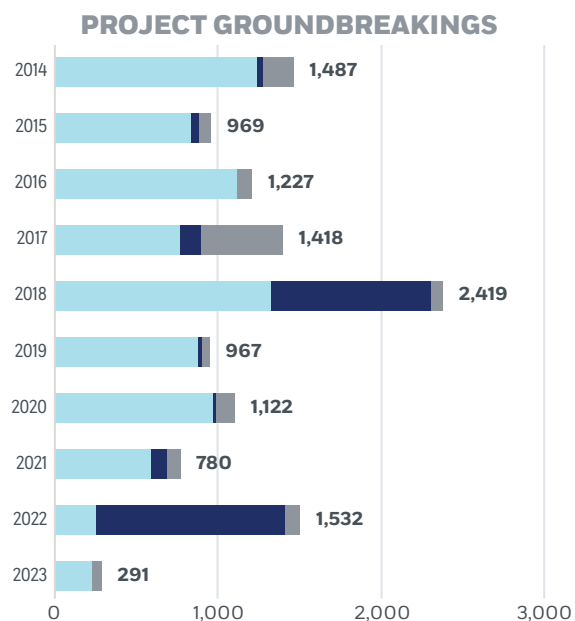
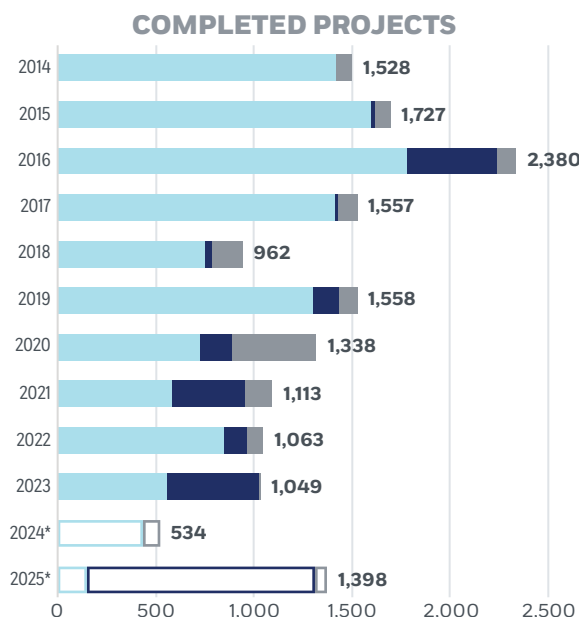


IAD's Tier-2 Concourse (East). Image Source: Metropolitan Washington Airports Authority

QUALITY OF LIFE [QoL] DEVELOPMENT

(DECEMBER 2023, SF IN THOUSANDS)

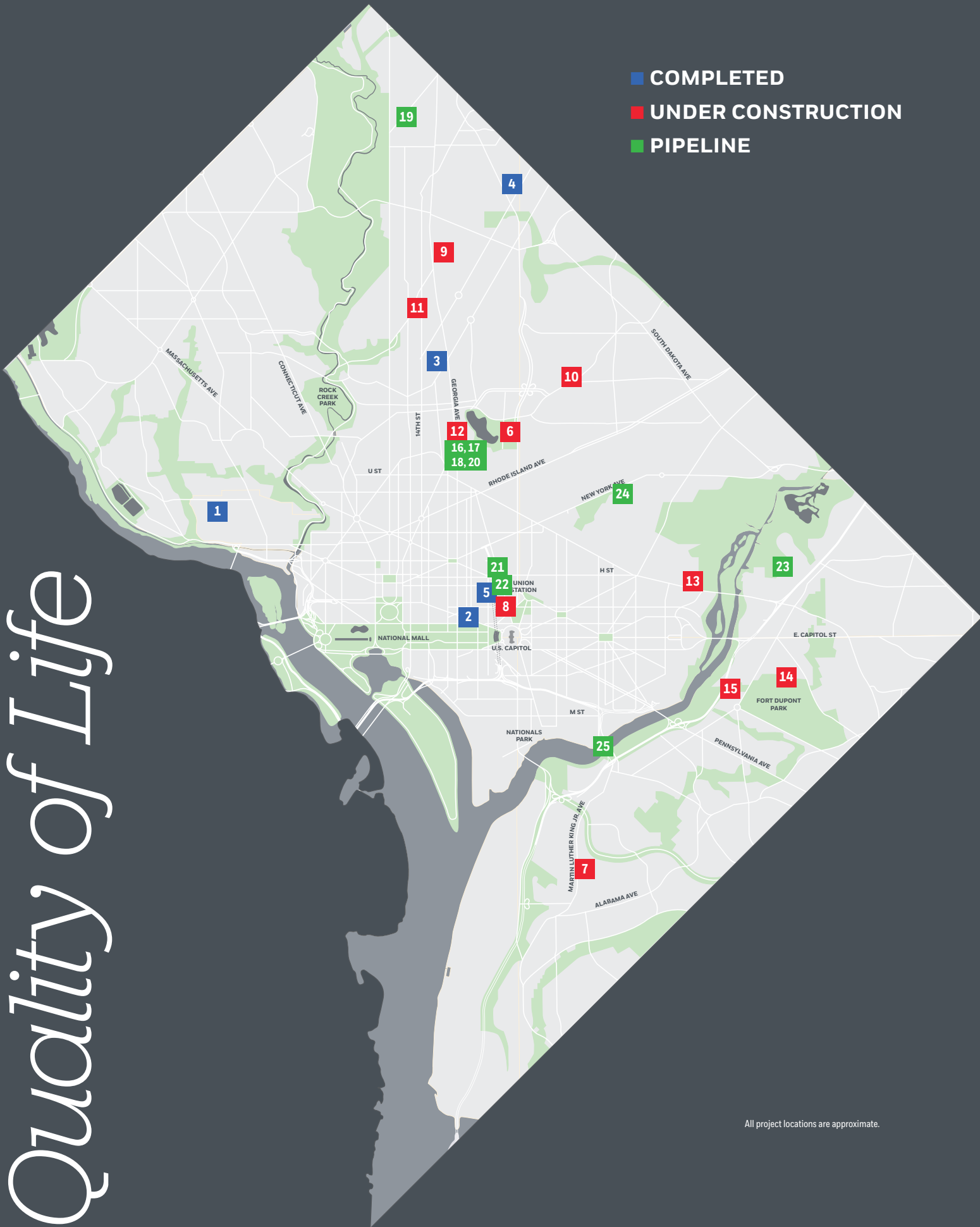
EDUCATION PROJECTED MEDICAL PROJECTED COMMUNITY PROJECTED



QoL DEVELOPMENT (DECEMBER 2023)

	PROJECTS	SF
COMPLETED (SINCE 2001)	360	27,908,713
2001 - 2010	153	9,880,553
2010 - 2020	172	14,803,008
2021 - 2023	35	3,225,152
PAST FIVE YEARS		
2019	14	1,557,702
2020	14	1,338,174
2021	15	1,112,700
2022	14	1,063,087
2023	6	1,049,365
UNDER CONSTRUCTION	16	1,931,783
2024 DELIVERY	11	533,683
2025 DELIVERY	5	1,398,100
PIPELINE	67	6,689,331
NEAR TERM	27	3,114,669
LONG TERM	40	3,574,662
TOTAL	443	36,529,827

Quality of Life



All project locations are approximate.



QUALITY OF LIFE DEVELOPMENT PIPELINE

PROJECT	WARD	LOCATION	DEVELOPER(S)	QUALITY OF LIFE SF	EST. VALUE (\$M) ¹	DELIVERY ²
TOP QUALITY OF LIFE PROJECTS COMPLETED (2023)						
1 Medstar Georgetown University Hospital Verstandig Pavilion	2	3800 Reservoir Rd., NW	Trammell Crow Company / MedStar Georgetown University Hospital	476,000	\$750	Q4 23
2 555 Pennsylvania Avenue	6	555 Pennsylvania Ave., NW	John Hopkins University	420,000	\$270	Q3 23
3 Raymond Elementary School Modernization	4	915 Spring Rd., NW	Department of General Services / DC Public Schools	93,000	\$62	Q3 23
4 Friendship Public Charter School Middle School	4	6130 North Capitol St., NW	Friendship Public Charter Schools	56,200		Q3 23
5 Capital Jewish Museum	6	575 3rd St., NW	Jewish Historical Society of Greater Washington	4,165	\$18	Q2 23
TOP QUALITY OF LIFE PROJECTS UNDER CONSTRUCTION						
6 Reservoir District	5	North Capitol St. & Michigan Ave., NW	Vision McMillan Partners (Trammell Crow Company / Jair Lynch Real Estate Partners / EYA) / DGS / DMPED	877,500	\$720	Q2 25
7 Cedar Hill Regional Medical Center	8	1200 Pecan St., SE	Government of the District of Columbia	322,000	\$434	Q1 25
8 McCourt School of Public Policy	6	125 E St., NW	Georgetown University	130,000		Q2 24
9 Truesdell Elementary School	4	800 Ingraham St., NW	Department of General Services / DC Public Schools	105,000	\$72	Q3 25
10 Conway School of Nursing	5	7th St. & Michigan Ave., NE	Catholic University	102,000	\$85	Q2 24
11 Dorothy Height Elementary School Modernization	4	1300 Allison St., NW	Department of General Services / DC Public Schools	93,000	\$52	Q3 24
12 Myrtilla Miner Building	1	2545 Georgia Ave., NW	Howard University	80,000	\$50	Q3 24
13 Spingarn High School (DCIA)	5	2500 Benning Rd., NE	Department of General Services / Department of Employment Services	50,000	\$64	Q4 25
14 New Fort Dupont Ice Arena	7	3779 Ely Place, SE	Department of General Services	43,600	\$39	Q1 25
15 Joy Evans Therapeutic Recreation Center	7	3030 G St., SE	Department of General Services / Department of Parks & Recreation	37,000	\$40	Q2 24
TOP QUALITY OF LIFE PROJECTS IN THE PIPELINE						
16 Howard University Hospital	1	501 Bryant St., NW	Howard University	600,000	\$650	2026+
17 Health Sciences Complex	1	6th & Bryant Sts., NW	Howard University	454,000		
18 STEM Center	1	4th & Bryant Sts., NW	Howard University	370,000		2027
19 Children's National Research & Innovation Campus (Phase II)	4	7144 13th Place, NW	Children's National Medical Center	338,300	\$180	
20 National Research Center for Health Disparities	1	Georgia Ave., 8th & W Sts., NW	Quadrangle Development / Capstone Development / EDENS / Howard University	260,000	\$215	2026+
21 111 Massachusetts Avenue	6	111 Massachusetts Ave., NW	Georgetown University	219,480	\$150	2025+
22 Georgetown University New Law Building	6	120 F St., NW	Georgetown University	165,000		
23 Neval Thomas Elementary School	7	650 Anacostia Ave., NE	Department of General Services / DC Public Schools	80,030	\$72	2026
24 Alexander Crummell School	5	1900 Gallaudet St., NE	Department of General Services	50,000		
25 11th Street Bridge Park	8	11th Street Bridge	Building Bridges Across the River / DDOT		\$92	2026

1. May include non-education/community components & pipeline values may include additional phases (\$ in millions)
2. Delivery date may reflect phase I delivery or final phase delivery for pipeline projects.



11TH STREET BRIDGE PARK

LOCATION: 11th Street Bridge
DEVELOPER(S): Building Bridges Across the River / DC Department of Transportation
ARCHITECT(S): Olin / OMA / WRA
LEED: Gold
EST. COST: \$92 million
STATUS: Pipeline
TARGETED DELIVERY: Q4 2026

SPECS: The 11th Street Bridge Park, a public/private partnership, will be the District's first elevated public park. It will be built on the existing foundations that held up the old 11th Street Bridge. The 7.3-acre park will be the length of three football fields and include programming such as a 250-seat River Amphitheater, urban agriculture, café, and a hammock grove. An Environmental Education Center will teach people about the local environment and feature green infrastructure and solar panels.



FRIENDSHIP PUBLIC CHARTER SCHOOL MIDDLE SCHOOL

LOCATION: 6130 North Capitol Street, NW
DEVELOPER(S): Friendship Public Charter Schools
ARCHITECT(S): Michael Marshall Design
CONTRACTOR(S): MCN Build
STATUS: Completed
TARGETED DELIVERY: Q3 2023

SPECS: A new four-story, 56,200 SF middle school (grades 4 - 8) was built next to an existing elementary school. The 21,500 SF warehouse building previously on the site was razed.



555 PENNSYLVANIA AVENUE

LOCATION: 555 Pennsylvania Avenue, NW
DEVELOPER(S): John Hopkins University
ARCHITECT(S): Ennead Architects LLP / Rockwell Group / SmithGroup
CONTRACTOR(S): Clark Construction Group
LEED: Silver
EST. COST: \$270 million
STATUS: Completed
TARGETED DELIVERY: Q3 2023

SPECS: The former Newseum was sold to Johns Hopkins University (JHU) and was transformed into 420,000 SF of educational uses, including a 370-seat theater with pre-function space. JHU consolidated several graduate-level programs in the building, including the School of Advanced International Studies (SAIS) and Carey Business School. The renovations required significant reconfiguration of the building's floor slabs and facade changes to allow more natural light into the space.



JOY EVANS THERAPEUTIC RECREATION CENTER

LOCATION: 3030 G Street, SE
DEVELOPER(S): Department of General Services / Department of Parks and Recreation
ARCHITECT(S): DLR Group
CONTRACTOR(S): Smoot Construction D.C.
LEED: Silver
EST. COST: \$40 million
STATUS: Under Construction
TARGETED DELIVERY: Q2 2024

SPECS: The new 37,000 SF Joy Evans Therapeutic Recreation Center will replace the original facility (c. 1977). The new facility, located on 7.5 acres of land, will include a senior center, therapeutic pool, spa, a splash pad, walking pathways, a basketball court, playgrounds, and indoor & outdoor athletic facilities.

QUALITY OF LIFE DEVELOPMENT HIGHLIGHTS

Image courtesy of DPR & DLR Group



WARD 8

ANACOSTIA RECREATION CENTER

LOCATION: 1929 15th Street, SE
DEVELOPER(S): Department of General Services / Department of Parks and Recreation
ARCHITECT(S): DLR Group
CONTRACTOR(S): Chiamonte Construction Company
LEED: Silver
EST. COST: \$16 million
STATUS: Under Construction
TARGETED DELIVERY: Q4 2024

SPECS: The new 12,100 SF Anacostia Recreation Center at Ketcham Elementary School will be the first new recreation center built in Ward 8 in 20 years. Amenities will include a full-size gymnasium, demonstration kitchen, classrooms & multipurpose rooms, a fitness center, a new basketball court, playgrounds, a multi-use field, walking paths, and a promenade connecting 14th and 15th Streets.

Photo by Dave Battle, Image courtesy of MedStar Georgetown University Hospital



WARD 2

MEDSTAR GEORGETOWN UNIVERSITY HOSPITAL VERSTANDIG PAVILION

LOCATION: 3800 Reservoir Road, NW
DEVELOPER(S): Trammell Crow Company / MedStar Georgetown University Hospital
ARCHITECT(S): HKS / Shalom Baranes Associates
CONTRACTOR(S): Clark Construction Group
LEED: Silver
EST. COST: \$750 million
STATUS: Completed
TARGETED DELIVERY: Q4 2023

SPECS: The new Verstandig Pavilion is a six-story, 476,000 SF hospital building built on an existing parking lot. Programmatic highlights of the new pavilion include 31 operating rooms, a 32-room treatment bay emergency department, 156 private patient rooms, and a new rooftop helipad. The project also included renovations to the existing hospital.



WARD 8

UHS AXON - SITE VIEW

CEDAR HILL REGIONAL MEDICAL CENTER

LOCATION: 1200 Pecan Street, SE
DEVELOPER(S): Government of the District of Columbia
ARCHITECT(S): HOK / McKissack & McKissack
CONTRACTOR(S): MCN Build / Turner Construction Company
EST. COST: \$434 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2025

SPECS: The northern portion of the St. Elizabeths East Campus (Parcel 2) will be redeveloped into a six-story community hospital, a 24-hour urgent care center, and an ambulatory care clinic. Universal Health Services (UHS) will operate the new hospital in conjunction with George Washington University and George Washington Medical Faculty Associates (GWMFA). Children's National Hospital will operate the hospital's pediatric emergency department, neonatal intensive care unit, and nursery. The 136-bed hospital will be a Level 3-plus trauma center and offer a Level 2 neonatal intensive care unit. This hospital will replace United Medical Center (UMC) on Southern Avenue.



WARD 1

NATIONAL RESEARCH CENTER FOR HEALTH DISPARITIES

LOCATION: Georgia Avenue, 8th & W Streets, NW
DEVELOPER(S): Quadrangle Development / Capstone Development / EDENS / Howard University
ARCHITECT(S): Cooper Carry / Michael Marshall Design
CONTRACTOR(S): HITT
EST. COST: \$215 million
STATUS: Pipeline
TARGETED DELIVERY: Q3 2026

SPECS: Howard University's National Research Center for Health Disparities will provide a home to pharmaceutical companies and biomedical research organizations that specialize in chronic illnesses with an emphasis on solutions for communities of color. The 270,000 SF center is part of the larger Lot 3 mixed-use project that will include 450 residential units and 25,000 SF of retail space.



WARD 4

RAYMOND ELEMENTARY SCHOOL MODERNIZATION

LOCATION: 915 Spring Road, NW
DEVELOPER(S): DC Public Schools / Department of General Services
ARCHITECT(S): Studios Architecture
CONTRACTOR(S): MCN Build
LEED: Platinum
EST. COST: \$62 million
STATUS: Completed
TARGETED DELIVERY: Q3 2023

SPECS: The project includes the demolition of the 1960s wing on the west side of the property, and the construction of a new wing in the same location. The existing historic buildings that were constructed in the 1920s will also be renovated to bring the entire campus up to DCPS standards. The building is targeting NetZero and WELL certifications.



WARD 5

RESERVOIR DISTRICT

LOCATION: North Capitol Street & Michigan Avenue, NW
DEVELOPER(S): Jair Lynch Real Estate Partners / Trammell Crow Company / EVA / Department of General Services/ Vision McMillan Partners
ARCHITECT(S): MV+A Architects / Perkins Eastman DC / Shalom Baranes Associates / Quinn Evans Architects
CONTRACTOR(S): Gilbane Building Company / Clark Construction Group
LEED: Gold
EST. COST: \$720 million
STATUS: Under Construction
TARGETED DELIVERY: 2024+

SPECS: Redevelopment plans call for up to 2.0 million SF of mixed-use development on the 24-acre McMillan Sand Filtration site. Uses include 860,000 SF of healthcare space, up to 660 residential units (for-sale and rental), 80,000 SF of retail space (anchored by a grocery store), and 12 acres of public spaces, including a 6.2-acre central park with a 17,500 SF community center (Q2 2024 opening).

McCOURT SCHOOL OF PUBLIC POLICY

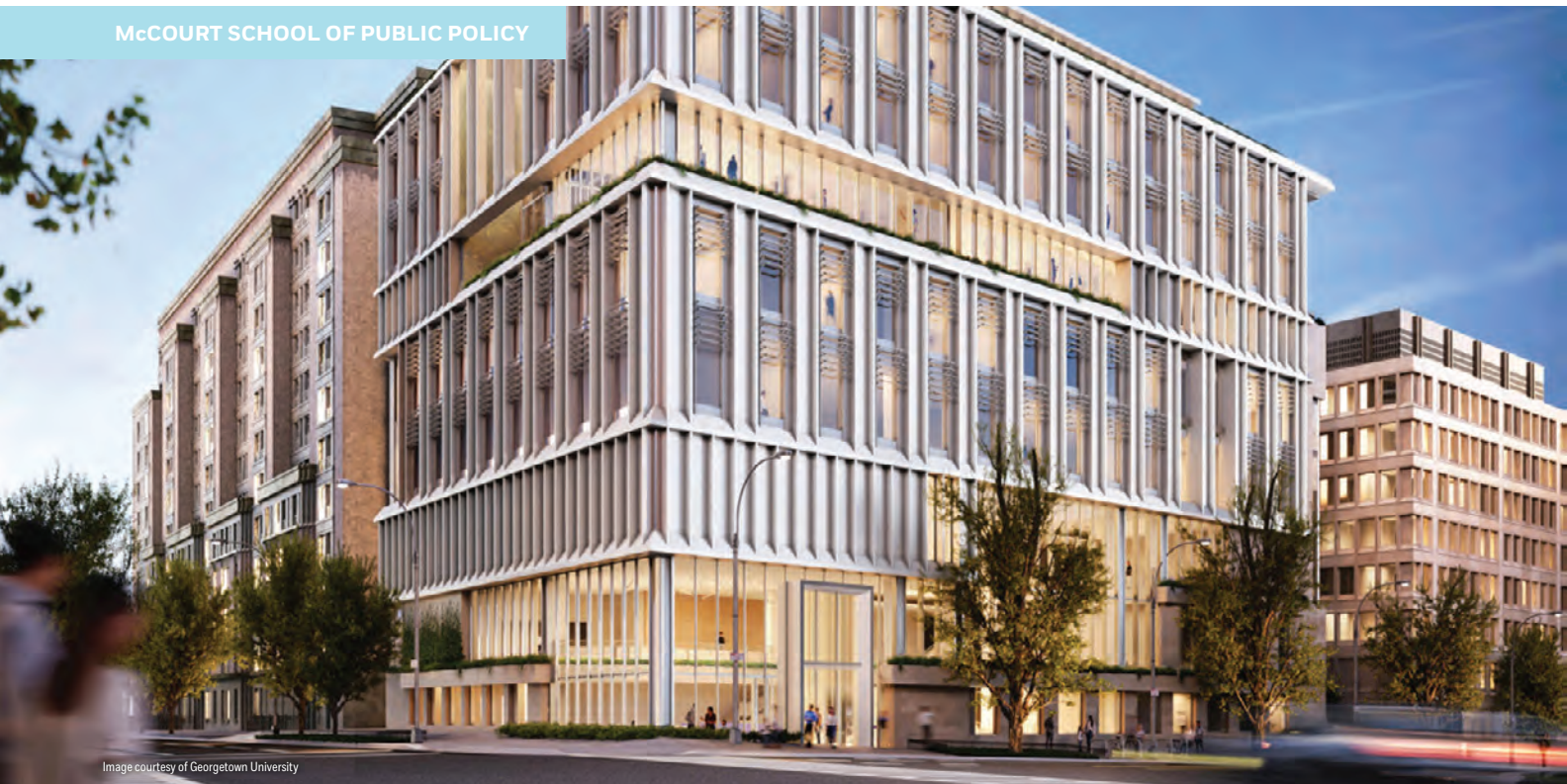


Image courtesy of Georgetown University

QUALITY OF LIFE DEVELOPMENT HIGHLIGHTS

Image courtesy of DC Department of Parks and Recreation



WARD 2

STEAD PARK RECREATION CENTER

LOCATION: 1625 P Street, NW
DEVELOPER(S): Department of Parks and Recreation / Department of General Services
ARCHITECT(S): VMDO Architects
CONTRACTOR(S): GCS-Sigal LLC
EST. COST: \$15 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: Stead Park Recreation Center will undergo a \$15 million modernization and expansion. The ~1,700 SF existing historic carriage house will be renovated and an 11,000 SF addition will be constructed to the north, facing the 28,000 SF field. This will be DPR's first net-zero project and includes a solar canopy along with geothermal wells.

Image courtesy of CoStar



WARD 6

VENTURE ON I

LOCATION: 60 I Street, SW
DEVELOPER(S): Foulger-Pratt / Cornerstone Development Group
ARCHITECT(S): Form Design / Torti Gallas Urban, Inc.
CONTRACTOR(S): Foulger-Pratt Contracting
LEED: Gold
EST. COST: \$70 million
STATUS: Under Construction
TARGETED DELIVERY: Q1 2024

SPECS: The Bethel Pentecostal Tabernacle Assembly of God entered into a ground lease with Foulger-Pratt to redevelop their site into a seven-story, 197-unit rental apartment building and 17,000 SF of sanctuary space for the church. The ground-floor space will consist of the two-story sanctuary as well as a chapel, daycare and areas for classes and prayer groups.

ALEXANDER CRUMMELL SCHOOL





Appendix

- ◆ METHODOLOGY
- ◆ ACKNOWLEDGMENTS



WASHINGTON DC
ECONOMIC
PARTNERSHIP



THE GOAL OF THE WASHINGTON DC ECONOMIC PARTNERSHIP was to create a comprehensive database of development activity that would help us find answers to the following questions:

- What is the make-up of development activity?
- Where is the development activity occurring?
- What are the trends?
- How much is being invested in our community?

However, before we could begin to collect development information, we had to create a methodology to give us guidance on what data to assemble on each project and which projects to include in our database. For a detailed explanation of our methodology please visit wdcep.co/dcdr-method.

While our database of projects is constantly being updated, for the purposes of this publication, all data reflect project status, design and information as of December 2023.

INFORMATION SOURCES

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 conduct 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 for Planning
- Building Permits & Economic
- Certificates of Development
- DC Office of Planning
- DC Office of the Chief Financial Officer
- DC Office of the Deputy Mayor
- DC Office of Zoning
- Developers
- General Contractors
- Project Managers

SECONDARY SOURCES

- Brokers
- Business Improvement Districts
- Media & Newspapers
- Neighborhood Newsletters & Blogs

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.

- It did not meet the \$5 million threshold or 10 residential unit minimum
- We are missing a key piece of information
- We have questions about the validity of the data
- We may not know about it

TO ADD OR UPDATE A RECORD IN OUR DATABASE, PLEASE CONTACT:

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AIA	DC Department of Transportation	Prince of Petworth
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Armed Forces Retirement Home	EDENS	SmithGroup
Bisnow	Fort Lincoln New Town Corporation	Smithsonian, National Air & Space Museum
Bonstra Haresign Architects	Foulger-Pratt Companies	Steuart Investment Company
Building Bridges Across the River	Four Points	Stonebridge Associates
Carmel Partners	GlobeSt.com	Teass Warren Architects
CityInterests Development Partners LLC	Gragg Cardona Partners	Toll Brothers
Coakley Williams Construction Company	Menkiti Group	Urban Atlantic
Community Three Development	National Real Estate Development	Urban Turf
Davis, Carter, Scott	Nix Development Company, LLC	Washington Business Journal
DC Department of General Services	Office of the Deputy Mayor for Planning & Economic Development	Washington Post
DC Department of Parks & Recreation	Paradigm Companies	WC Smith
	Perkins&Will	WDG Architecture
		Willow Bridge



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The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand, or invest in DC through our programs and services focusing on business development, education of the real estate market, and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

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