



*Come Experience the World of Opportunities*

# DEVELOPMENT ACTIVITY



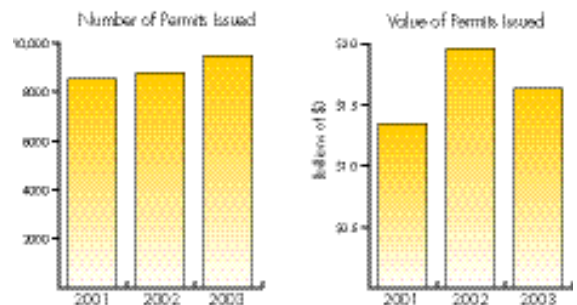
Development Highlights <sup>1</sup>	Projects	Est. Value
Proposed Projects <sup>2</sup>	107	\$7.3 billion
Planned Projects <sup>3</sup>	142	\$7.8 billion
Projects Under Construction <sup>4</sup>	182	\$6.3 billion
Projects Recently Completed <sup>5</sup>	298	\$8.1 billion
<b>Total Development Activity</b>	<b>729</b>	<b>\$29.5 billion</b>

Residential Development Activity <sup>1</sup>	Projects <sup>6</sup>	Units
Proposed Projects <sup>2</sup>	47	8,602
Planned Projects <sup>3</sup>	48	7,998
Projects Under Construction <sup>4</sup>	81	9,726
Projects Recently Completed <sup>5</sup>	107	9,562
<b>Total Residential Development</b>	<b>283</b>	<b>35,888</b>

Retail Development Activity <sup>1</sup>	Projects <sup>6</sup>	Size
Proposed Projects <sup>2</sup>	33	1.9 million sf
Planned Projects <sup>3</sup>	42	2.0 million sf
Projects Under Construction <sup>4</sup>	39	1.0 million sf
Projects Recently Completed <sup>5</sup>	66	1.2 million sf
<b>Total Retail Development</b>	<b>180</b>	<b>6.0 million sf</b>

Office Development Activity <sup>1</sup>	Projects <sup>6</sup>	Size
Proposed Projects <sup>2</sup>	45	11.4 million sf
Planned Projects <sup>3</sup>	49	17.5 million sf
Projects Under Construction <sup>4</sup>	38	8.0 million sf
Projects Recently Completed <sup>5</sup>	90	13.7 million sf
<b>Total Office Development</b>	<b>222</b>	<b>50.7 million sf</b>

## Construction Permit Activity <sup>7</sup>



NOTES: <sup>1</sup>Includes projects valued at over \$1 million including new construction and renovation; <sup>2</sup>Includes proposals and long range plans; <sup>3</sup>Defined as having site under control, funds committed and/or Office of Zoning approval; <sup>4</sup>Considered to be under construction when first permits issued; <sup>5</sup>Completed since 1/1/01; <sup>6</sup>Mixed-use developments may appear in multiple categories; <sup>7</sup>Building permit data (from DCRA)

Washington, DC is in the midst of a development boom unparalleled in the city's history. Over \$29 billion worth of development projects have recently been completed, are under construction, are planned to begin construction or have been proposed as potential development in the District of Columbia.

More than 700 development projects contribute to this robust economy, including the 2.3 million sq. ft. Washington Convention Center and the new headquarters for the Freedom Forum and its "Newseum" facility.

And development isn't just occurring downtown. It's happening all across the city and in every market segment including residential, office, retail and others. Over the last three years, 298 projects valued at over \$8 billion have been completed, and hundreds more are already underway.



# TOP DEVELOPMENT PROJECTS

## Waterfront - 401 M Street, SW

The Waterfront is a multi-phased adaptive re-use and expansion of the 1.15 million sq. ft. Waterside Mall. There will be approximately 900,000 sq. ft. of new construction, including office, retail & residential components. The redevelopment will also re-open 4th Street.



Rendering courtesy of the Kaempfer Company

Developer: Kaempfer Co. & Forest City Ent.  
 Estimated Cost: \$400 million  
 Size: 2.5 million sf  
 Scheduled Completion: 2009  
 Status: planned

## Cityline at Tenley - 4500 Wisconsin Avenue, NW

Located at the Tenleytown Metro, this 313,000-sq.-ft. multi-level mixed-use project contains a Best Buy & Container Store in the former Hechinger's building. There are 208 condos that will be built on top of the existing building (summer 2004 delivery).



Rendering courtesy of Madison Retail Group

Developer: Roadside Dev./Madison Marquette  
 Estimated Cost: \$72 million  
 Size: 313,000sf  
 Scheduled Completion: 2004  
 Status: completed

## Freedom Forum and Newseum - 555 Pennsylvania Avenue, NW

Located adjacent to the Canadian embassy on Pennsylvania Avenue, the Freedom Forum and Newseum development will deliver over 215,000 sq. ft. of museum space, 84,000 sq. ft. of office (Freedom Forum headquarters), 30,000 sq. ft. of retail space and 126 apartments.



Rendering courtesy of Newseum/Polshak Partnership

Developer: CarrAmerica Urban Development  
 Estimated Cost: \$400 million  
 Size: 531,500sf  
 Scheduled Completion: 2006  
 Status: under construction

## Gallery Place - 701 7th Street, NW

Strategically located on top of the Gallery Place/Chinatown Metro station and adjacent to the MCI Center, this mixed-use project includes over 420,000 sq. ft. of urban entertainment, dining, retail and living space. It will include a 14-screen movie theatre, 192 condos and 700 new parking spaces.



Rendering courtesy of Western Development

Developer: John Akridge Co./Western Dev.  
 Estimated Cost: \$274 million  
 Size: 1,100,000sf  
 Scheduled Completion: 2004  
 Status: under construction

## The Meridian at Gallery Place - 450 Massachusetts Avenue, NW

Located on Massachusetts Avenue, Meridian at Gallery Place is part of the emerging residential neighborhood between NPR & I-395. It offers 462 luxury apartments with a fitness center, swimming pool and garage.



Developer: Paradigm Development  
 Estimated Cost: \$103 million  
 Size: 463,000sf  
 Scheduled Completion: 2004  
 Status: completed

## Sovereign Square - 555 Massachusetts Avenue, NW

Sovereign Square is a 14-story, 246 luxury apartment building with an adjacent 13-story Hampton Inn located on Massachusetts Avenue, between 6th and 5th Streets. Both apartment and hotel components are scheduled to deliver in 2004.



Rendering courtesy of JBG

Developer: JBG  
 Estimated Cost: \$82 million  
 Size: 359,000sf  
 Scheduled Completion: 2004  
 Status: under construction

## National Museum of the American Indian - The National Mall

The museum, located next to the Air & Space Museum, will cover only about a quarter of the site and the rest will be reconstructed natural habitats. It will have a 300-seat theater, 120-seat outdoor performance area and educational workshop spaces.



Rendering by Elizabeth Day

Developer: Smithsonian  
 Estimated Cost: \$199 million  
 Size: 397,000sf  
 Completion: 2004  
 Status: under construction

## Mandarin Hotel - 1330 Maryland Avenue, SW

The Mandarin Hotel was developed along the Southwest waterfront as part of the Portals complex. The nine-story hotel offers 30,000 sq. ft. of conference space and a 90,000 sq. ft. parking garage.



Rendering courtesy of Brennan Beer Gorman Monk Arch.

Developer: Mandarin Oriental/Lano Armada  
 Estimated Cost: \$144 million  
 Size: 424,000sf  
 Scheduled Completion: 2004  
 Status: completed

## Jefferson at Penn Quarter - 7th between D & E Streets, NW

This project will be the largest residential development in downtown DC. It will feature an on-site museum where Civil War nurse Clara Burton worked and lived. It will include 160 condos, 268 luxury apartments and 35,000 sq. ft. of retail space.



Rendering courtesy of JPI

Developer: JPI  
 Estimated Cost: \$120 million  
 Size: 616,000sf  
 Scheduled Completion: 2004  
 Status: under construction

## Shakespeare Theatre - 620 F Street, NW

The new, 800-seat second venue for The Shakespeare Theatre in downtown Washington is two blocks from its home at the Lansburgh. The theater will be located in an 11-story office tower, with the top six floors available for lease.



Conceptual rendering courtesy of the Shakespeare Theatre

Developer: CarrAmerica/Shakespeare Theater  
 Estimated Cost: \$77 million  
 Size: 205,000sf  
 Scheduled Completion: 2007  
 Status: planned



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