

# CITYCENTERDC



## Project Background:

A prominent location in the heart of the District puts CityCenterDC close to the region's best cultural destinations, two of the city's busiest Metro stations and the Convention Center. CityCenterDC has become the unequivocal centerpiece of Downtown DC. Encompassing 10-acres in the heart of the District, CityCenterDC is a 2.5 million square foot vibrant neighborhood development enlivened with a mix of condominiums, apartments, offices, public spaces, hotel, restaurants and shops. CityCenterDC is a mixed-use, transit and pedestrian-

oriented neighborhood with great outdoor spaces that provides an engaging place for people to gather and connect. CityCenterDC is a model for responsible, environmentally sensitive multi-use developments. From building techniques and construction materials, to infrastructure, high-performance technologies, and efficiencies, all elements of the master plan positively influence the environment and everyday quality of life. The entire development has received a Gold certification for LEED® Neighborhood Development.

## Project Snapshot

ADDRESS: Between H Street and NY Avenue/Eye Street, between 9<sup>th</sup> and 11<sup>th</sup> streets NW  
 SSL: Square O374, Lots 44-47 (as subdivided)  
 ZONING: DD/C-3-C

GROSS SQ. FOOTAGE: Approximately 2.5M SF  
 DEVELOPABLE SQ. FOOTAGE: Approximately 350k SF (Parcel B)  
 LOT SIZE: Approximately 375,000 SF total

TRANSIT CONNECTIONS: Proximate to Metro Center, Gallery Place and Convention Center Metro Stations and multiple bus lines  
 NEIGHBORHOOD: Downtown

## Project Updates

PROJECT STATUS: Awarded

### MILESTONES:

- May 2015: Apartment buildings reached stabilization (97% leased)
- Summer 2015: Office buildings and condominium units will achieve stabilization/sell-out
- 2015-2016: Continuing retail openings including Paul Stuart, Fig & Olive and Momofuku

### Upcoming

- Spring 2016: Commencement of construction on hotel component w/ additional retail and high-quality meeting space

## Project Benefits

- 6,000+ Construction jobs
- 4,000+ Permanent jobs
- 300,000 SF of retail addressing high-end retail leakage
- Total \$30M+ annual tax revenues
- 458 rental apartment units, including 20% affordability (92 units) at 60%/80% AMI
- 1.5 acres of high-quality public spaces and programming in the Public Park and plaza