

SOUTHWEST WATERFRONT - THE WHARF



Project Background:

The Southwest Waterfront is an emerging neighborhood steps away from the National Mall. The 27-acre site will be transformed through Washington D.C.'s waterfront revitalization efforts. The vision for this neighborhood is a true urban waterfront where retail, residential, cultural, and maritime as well as community activity comes together.

The Wharf is a mixed-use waterfront opportunity, coming to life in the heart of the Nation's Capital. Located within walking distance of major commerce, The Wharf is centrally situated on the Potomac River, along the historic Washington Channel, a short distance from beloved national monuments, The White House, The Capitol and Smithsonian Museums.

A network of boulevards, public promenades, parks and plazas will connect the mile-long waterfront to the existing neighborhood and Monumental Core and create a gateway to the greater Anacostia River park system.

Project Benefits

- 1,150 Construction jobs
- 2,100 Permanent jobs
- 1,375 Residential units (215 affordable & workforce units in Phase I)
- 335,000 Retail SF
- 675 Hotel keys
- 945,000 Office SF
- LEED-ND Gold site, LEED Silver or higher buildings
- Rooftops with green roofs and solar panels

Project Snapshot

ADDRESS: 500-1000 Water Street SW & 1100-1300 Maine Ave SW

GROSS SQ. FOOTAGE: 3,200,000

LOT SIZE: 27 acres of land and 50 acres of riparian rights

TRANSIT CONNECTIONS: Waterfront Metro (green line) and L'Enfant Plaza (green, yellow, blue, orange, and silver lines)

NEIGHBORHOOD: Southwest Waterfront

FINANCING: \$145 million of Tax Increment Financing (TIF) debt was issued in Aug. 2015. A total of \$198 million of TIF debt is authorized.

Project Updates

PROJECT STATUS: Under Construction

MILESTONES:

- 2014: Groundbreaking held
- 2015: Two of seven total tower cranes erected (for the InterContinental Hotel and Vio condominium project)
- July 2015: Bottoming out held
- July 2015: American Psychiatric Association signed a 63,000 sf office lease for their headquarters
- August 2015: Complete piles and concrete at Market Pier

Upcoming

- Spring 2016: Anticipated completion of Residences at Waterfront Park