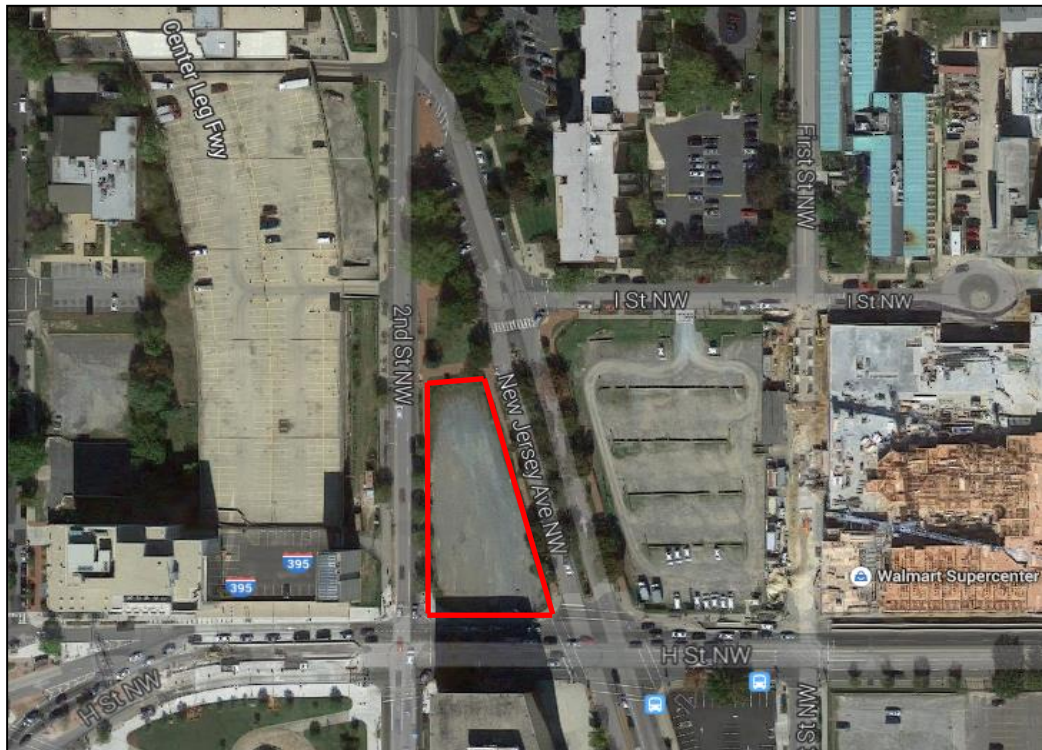


Bounded by 2nd St, H St, and New Jersey Avenue, NW (Square 0563N/Lots 0002-0006, 0800-0805)

PROJECT PROFILE

Capitol Vista presents a unique development opportunity in the heart of downtown DC near the rapidly growing Mount Vernon Triangle, Northwest One, and NOMA neighborhoods. Just blocks from the H Street, NE, commercial corridor to the east, City Vista and Gallery Place/Chinatown to the west, and Capitol Hill to the southeast, this site offers an immense opportunity to develop in a prime location. The site is located on the same square as two federal reservations (Res 193 and Res 194) maintained as open park areas and is within minutes of several public amenities including Walker Jones Education Campus, RH Terrell Recreation Center, and the Northwest One Library. This parcel is adjacent to the Capitol Crossing project that will transform the infrastructure around I-395 and bring over \$1.3 billion in mixed-use development to the neighborhood.



SITE SPECIFICATIONS

- Total Acreage: 0.22 acres
- Lot SF: 9,653 sq. ft.
- Zoning: C-2-A

SITE FEATURES

- Five blocks from Union Station (Metro Red Line)
- Located along major transportation corridors (Massachusetts Avenue, New Jersey Avenue and I-395) ideal for bus and vehicular access
- Daily traffic volume on I-395: 163,800
- One block from new Walmart Supercenter at 77 H St, NW
- 15-minute walk to Harris Teeter grocery store at 1st & M St, NE, and new Giant grocery store at 360 H St, NE
- Access to office and retail in nearby Mount Vernon Triangle and Chinatown
- Located within the DC Office of Planning's Downtown East Re-Urbanization Strategy area