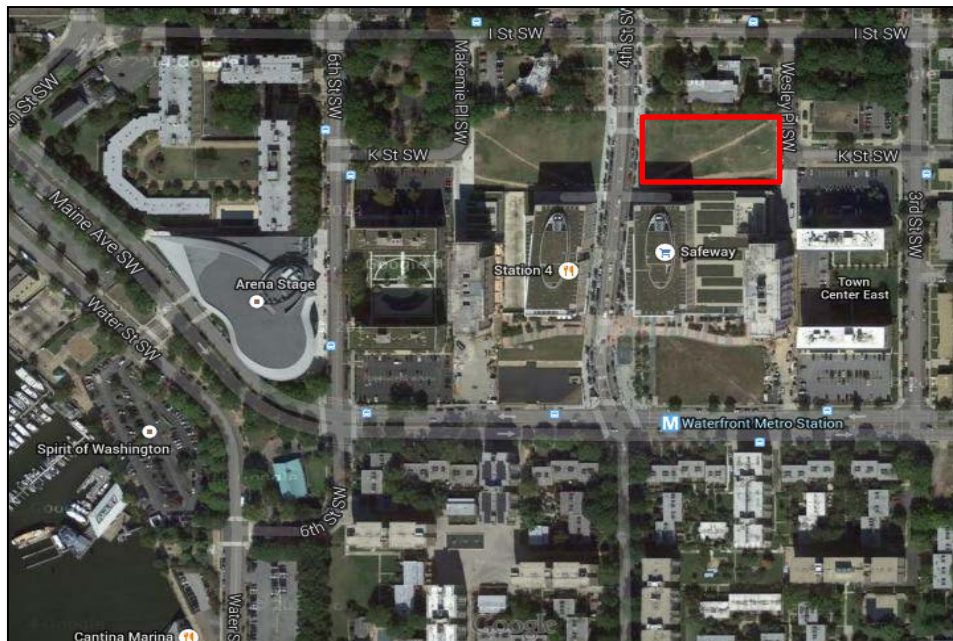


PROJECT PROFILE

This currently vacant site presents a unique opportunity to continue the revitalization of Southwest DC and to build on the momentum of transit-oriented development at the Waterfront Metro Station. As part of the Waterfront Station Planned Unit Development (PUD), this property, known as the “Northeast Building,” carries an approved First-Stage PUD for mixed-use residential and commercial development. The parcel sits at the heart of the revitalization and redevelopment of Southwest DC with several major projects recently completed, under construction or planned in the immediate vicinity, including The Wharf, which will deliver 1.8 million square feet in Phase I alone.



SITE SPECIFICATIONS

- Total Acreage: 1.36 acres
- Lot SF: 59,044 sq. ft.
- Approved First-Stage PUD Order: 02-38A
- Zoning per PUD: C-3-C
- Development program per PUD: 400,000 sq ft building with residential and ground floor retail
- Permitted Height per PUD: 114'

SITE FEATURES

- 1 block from Waterfront Metro Station (Green Line)
- Adjacent to CVS and 1 block from 55,000-sq-ft Safeway grocery store
- Across from Southwest Branch Library and Amidon-Bowen Elementary School
- 4 blocks from I-395 on-ramp
- Daily traffic volume on I-395: 163,800
- 3 blocks from newly expanded 1,400-seat Arena Stage
- Less than ½ mile to Southwest Waterfront
- Less than 1 mile from Nationals Park