

Transforming a Neighborhood

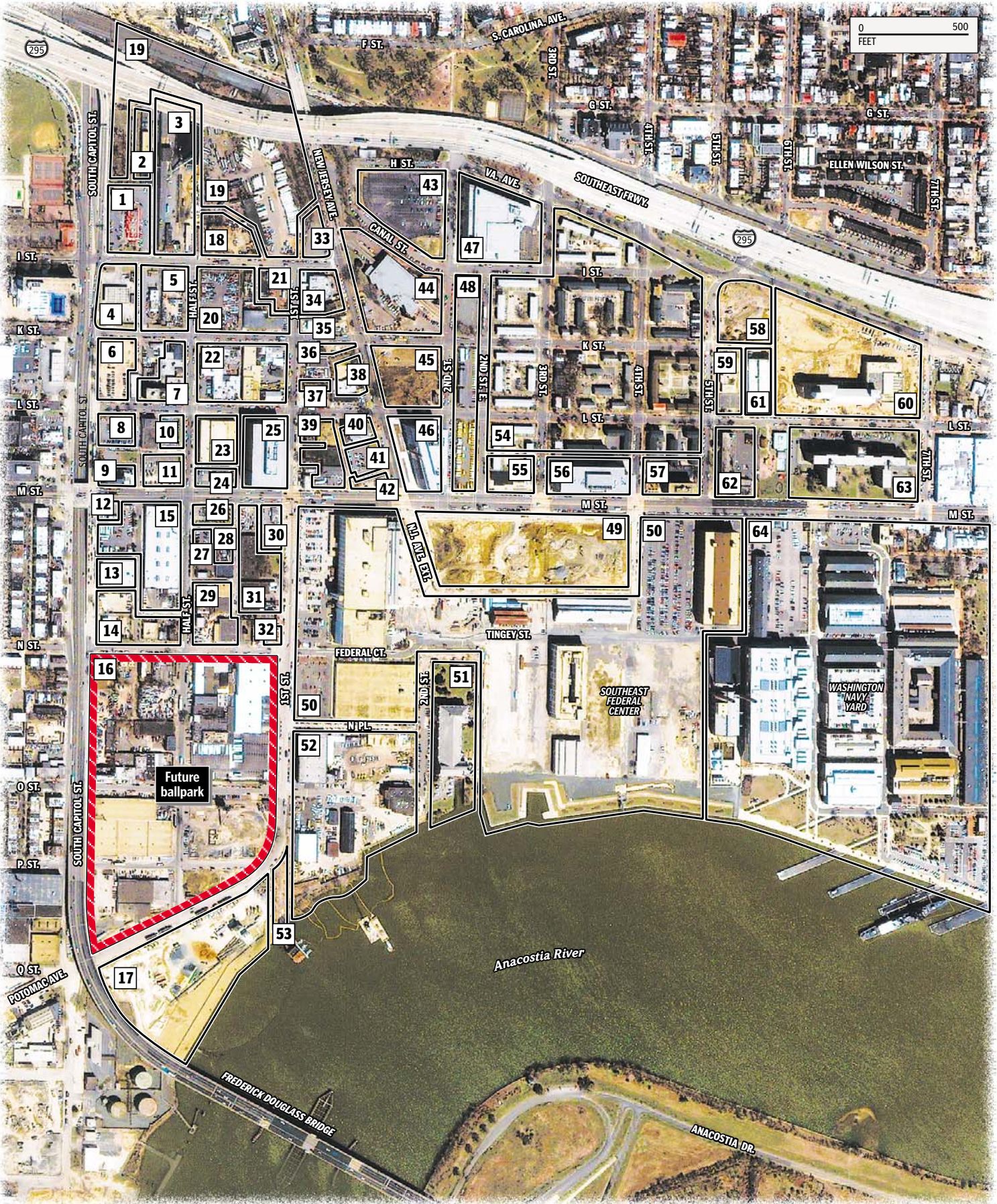
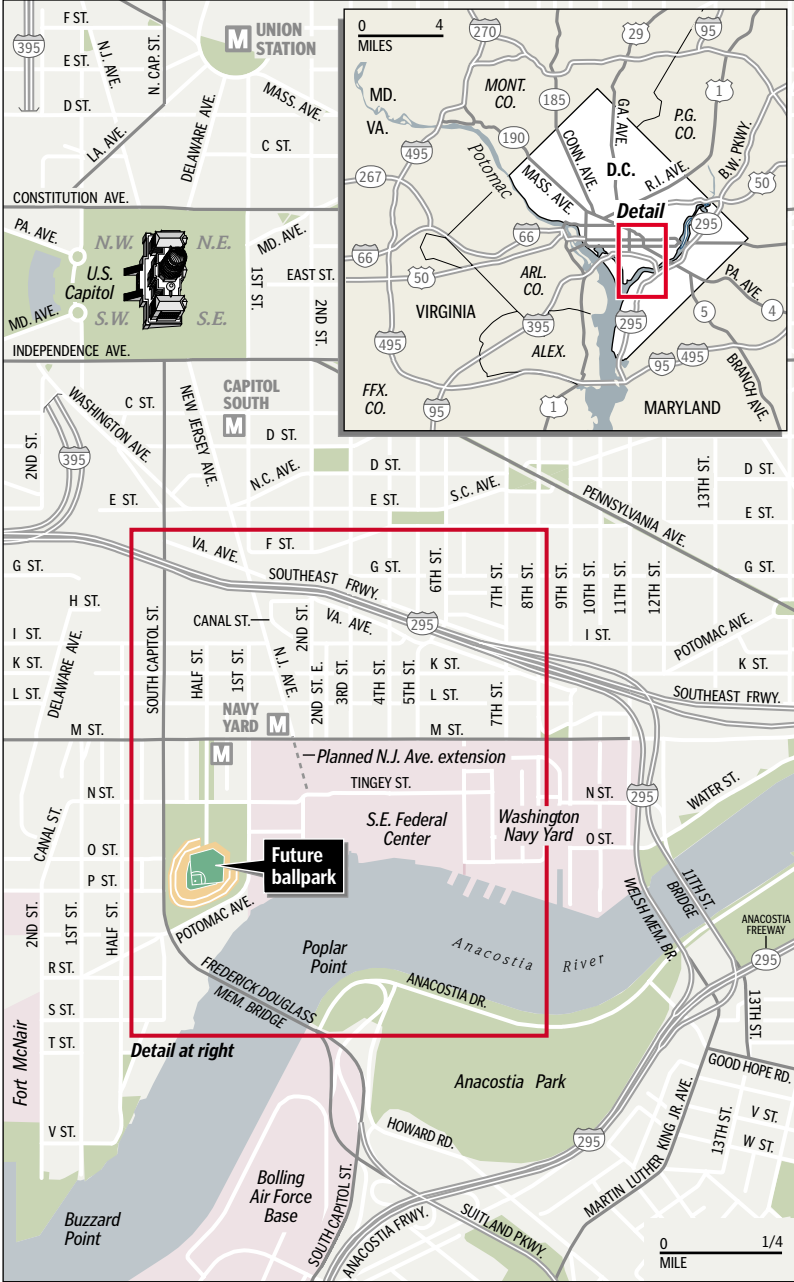
Developers have rushed to buy land in the Near Southeast neighborhood, half a mile south of the U.S. Capitol, expecting it to turn from a mostly industrial area into an office, retail and residential corridor as the new stadium is built.

- This guide lists major property holdings and planned projects. It is not an exhaustive directory of all lots in the area. Numbers on the map correspond to the list below and are not related to city parcel or lot designations.

■ Near Southeast is bordered by the Southeast-Southwest Freeway to the north, the Anacostia River to the south, and South Capitol Street to the west; definitions of the eastern boundary vary but extend as far as 11th Street.

■ Information for this map came from city property records and other documents, developers, and investors.

■ More information about Near Southeast is available at www.jdland.com/dc/.



SATELLITE IMAGE BY SPACE IMAGING; GRAPHIC BY NATHANIEL VAUGHN KELSO — THE WASHINGTON POST

1. **21 St.**
McDonald's
■ Approx. 57,000 sq. ft.

2. **10 I St.**
Splash carwash
■ Approx. 19,000 sq. ft.

3. **12-22 I St.**
■ Owner: U.S. government
■ Approx. 110,000 sq. ft.

4. **950 South Capitol St.**
Exxon gas station
■ Approx. 35,000 sq. ft.

5. **23 I St./901 Half St.**
■ Owner: South Capitol Partnership
■ Approx. 47,000 sq. ft.
■ Occupied by Wendy's and Alpha Towing

6. **1000 South Capitol St.**
■ Owner/developer: Lerner Enterprises
■ Proposed 320,000-sq.-ft. office building

7. **1015 Half St.**
■ Owner/developer: Potomac Investment Properties Inc.
■ Proposed 400,000-sq.-ft., \$20 million, 10-story office building
■ Occupied by Nation nightclub

8. **1100 South Capitol St.**
■ Owner: Lawrence Ruben Co.
■ Bought in August 2004 for \$4.8 million
■ Approx. 24,000 sq. ft.
■ No current development plans

9. **14 M St.**
St. Vincent de Paul Roman Catholic Church

10. **41 I St.**
WMATA property
■ Approx. 14,000 sq. ft.

11. **20 M St.**
■ Owner/developer: Lerner Enterprises
■ 190,000-sq.-ft. office building
■ Will include first-floor retail
■ Construction started August 2005, delivery August 2007

12. **1200 South Capitol St.**
■ Bought in 2005 by Monument Realty LLC (part of \$28 million in stadium-area acquisitions)
■ Approx. 9,000 sq. ft.
■ Occupied by Domino's Pizza

13. **1230 South Capitol St.**
Public Storage self-storage units

14. **South Capitol and N streets**
■ Owner/developer: Monument Realty LLC
■ Bought 14 parcels in 2005
■ Planning 350,000-sq.-ft. mixed-use development

15. **Half and M streets**
WMATA bus depot
■ Approx. three acres
■ D.C. government in negotiations with WMATA to purchase land for development

16. **New Washington Nationals baseball stadium**
■ 14 acres, 63 parcels, 33 owners
■ D.C. to begin acquiring property later this month
■ Architects: HOK Sport/Devroux & Purnell
■ Scheduled delivery March 2008

17. **25 Potomac Ave.**
■ Owner/developer: Florida Rock Industries Inc.
■ 5.8-acre site
■ Planning 1 million-sq.-ft. mixed-use development

18. **70 I St.**
■ Developer: JPI
■ Bought in August 2005, part of a \$40 million deal
■ 700 residential units, to be completed in 2008

19. **82 I St.**
■ Owner: CSX Corp.
■ Approx. 463,000 sq. ft.

20. **Half and I streets**
■ Owner: Pedas family
■ Approx. 56,000 sq. ft.
■ Occupied by A&A Towing, Brothers Custom Paint

21. **First and I streets**
■ Owner: Potomac Development Corp.
■ Approx. 19,000 sq. ft.
■ Occupied by firewood business

22. **76 L St.**
■ Owner: Pedas family
■ Developer: Peterson Cos.
■ Proposed 833,000-sq.-ft. office building
■ Occupied by nightclubs and auto shops

23. **49 L St.**
■ Owner: U.S. government
■ Storage facility
■ Approx. 30,000 sq. ft.

24. **50 M St.**
Sunoco gas station
■ Approx. 15,000 sq. ft.

25. **80 M St.**
■ Owner: Wells Real Estate Investment Trust
■ 275,000 sq. ft. office building
■ Completed 2001
■ Bought from Trammell Crow Co. in June 2004 for \$105 million
■ Largest tenant: BAE Systems

26. **Navy Yard Metro station**
West entrance

27. **1212 Half St.**
WMATA parking lot
■ 12 parcels, approx. 12,000 sq. ft.

28. **1201 Cushing Pl.**
■ Bought in 2005 by Monument Realty LLC
■ Approx. 8,000 sq. ft.

29. **Half and N streets**
■ Owner/developer: Monument Realty LLC
■ 14 parcels bought in 2005
■ Planning 400,000 sq. ft. mixed-use development

30. **First and M streets**
■ 14 parcels owned by Camalier family/First & M Street LLC
■ Approx 15,000 sq. ft.
■ No current development plans

31. **First Street, M Street**
■ 25 parcels owned by Cohen family
■ Approx. 37,000 sq. ft.
■ No current development plans

32. **First and N streets**
■ Two parcels owned by Cohen family
■ Approx 3,619 sq. ft.
■ No current development plans

33. **New Jersey Ave. and I Street**
■ Owner: Potomac Development Corp.
■ Approx. 81,000 sq. ft.

34. **900 First St.**
■ Bought in August 2005 by JPI, part of a \$40 million deal
■ Plans for residential development
■ Occupied by Nexus Gold Club

35. **100 K St.**
A-1 Tires Alignment Auto Service
■ Owner: Davood Mirzaiee
■ Bought in February 2004
■ 2,300 sq. ft.

36. **1000 First St./1001 New Jersey Ave.**
■ Owner: William Cohen/Willco Construction Co.
■ Approx. 6,000 sq. ft.
■ Occupied by auto service shops/empty lot

37. **1016 First St.**
■ Owner: Akridge
■ Approx. 4,000 sq. ft.
■ No current development plans

38. **1021 New Jersey Ave.**
■ Owner: Potomac Development Corp.
■ Approx. 13,500 sq. ft.
■ Occupied by Positive Nature (after-school program for at-risk children)

39. **First Street between M and L streets**
■ Owner/developer: Faison Associates
■ 18 parcels purchased in 2005 for \$2.5 million
■ Approx. one acre
■ Occupied by Zohery Tours, residential units
■ Planning to build a mix of office and residential

40. **1105 New Jersey Ave.**
St. Matthew's Baptist Church

41. **1115-1131 New Jersey Ave.**
■ Developer: Donohoe Cos.
■ 10 parcels bought in January 2005 for roughly \$6 million
■ Office building project expected

42. **Navy Yard Metro station**
East entrance

43. **120 Canal St.**
■ Developer: William C. Smith & Co.
■ Proposed mixed-use "town center" development, residential and retail, up to 1 million sq. ft.

44. **125 Canal St.**
D.C. trash transfer station
■ To be replaced with mixed-income apartments as part of Arthur Capper/Carrollsburg redevelopment

45. **1000 New Jersey Ave./140 L St.**
Capitol Hill Tower
■ Owner/developer: Valhal Corp.
■ 200-suite Courtyard by Marriott hotel, 344 co-ops
■ 9,000 sq. ft. of ground-floor retail
■ Construction began April 2004, scheduled delivery in spring 2006

46. **1100 New Jersey Ave.**
■ Developers: Spaulding & Slye and William C. Smith & Co.
■ 297,000-sq.-ft. office building
■ Completed 2003
■ Largest tenant: Anteon Corp.
■ First-floor retail tenants: Chevy Chase Bank, CVS, Subway, Five Guys

47. **225 Virginia Ave.**
■ Owner: William C. Smith & Co.
■ Old Washington Post plant
■ Planned conversion to 340,000-sq.-ft. office or mixed-use building

48. **Washington Canal Park**
■ Landscape architects: Gustafson Guthrie Nichol Ltd.
■ Three-block public park on site of former canal (1815-1876)
■ Scheduled to open in 2006

49. **U.S. Department of Transportation headquarters**
■ Developer: JBG Cos.
■ 1.3 million sq. ft. on 11 acres to house 7,000 workers
■ Delivery in 2006

50. **Southeast Federal Center**
■ Owner: U.S. government
■ Developer: Forest City Enterprises Inc.
■ 40 acres, 1.8 million sq. ft. of office space, 2,800 residential units, 160,000 to 350,000 sq. ft. of retail and a 5.5-acre riverfront park
■ Initial development: 400 residential units, with small retail presence, to begin in 2007, delivery in late 2008
■ Overall project to be completed in three phases over 10 to 20 years

51. **D.C. Water and Sewer Authority**
Main pumping station
■ Built in 1905

52. **125 O St.**
WASA O Street pumping station
■ D.C. government negotiating to acquire two acres of this land for development

53. **First Street and Potomac Avenue**
■ Old Capitol Pumphouse
■ Occupied by Earth Conservation Corps

54. **Arthur Capper/Carrollsburg Hope VI Redevelopment**
■ Developers: D.C. Housing Authority, Forest City Enterprises Inc. and Mid-City Urban LLC
■ 600 apartment and housing units, including 707 public housing units (one-to-one replacement of demolished units), 525 affordable rental units, 330 market-rate homes
■ Eakin-Youngentob Associates to build the first 240 homes for sale at market rates and 130 affordable for-sale and rental units; pre-construction sales to begin in spring 2006
■ 23-acre site
■ Demolition of defunct public housing one-third complete

55. **250 M St.**
■ Developer: William C. Smith & Co.
■ Proposed 190,000-sq.-ft. office building

56. **300 M St.**
■ Owner/developer: Potomac Investment Properties Inc.
■ 280,000-sq.-ft. office building
■ Completed 2001
■ Largest tenant: Northrop Grumman Corp.
■ Retail tenant: Sizzling Express

57. **400 M St.**
Arthur Capper Seniors No. 2 addition
■ Developer: D.C. Housing Authority, Mid-City Urban LLC
■ Four-story "wraparound" 80-unit addition to existing 60-unit Carroll Apartments for low-income seniors
■ Construction to begin early 2006, delivery 2007

58. **900 Fifth St.**
Arthur Capper Seniors No. 1
■ \$17.3 million, four-story, 160-unit building for low-income seniors
■ Construction started March 2005, delivery late 2006

59. **Arthur Capper/Carrollsburg Community Center**
■ To be torn down and replaced with new community center as part of Hope VI redevelopment

60. **Seventh and L streets**
New Marine bachelor enlisted quarters
■ Completed summer 2004

61. **Four-story parking garage for Marine quarters**

62. **Fifth and M streets**
Van Ness Elementary School

63. **Seventh and L streets**
Arthur Capper Seniors Apartment Complex
■ 500 units for low-income seniors
■ To be demolished after residents are relocated to new Arthur Capper Seniors No. 1 and No. 2

64. **Washington Navy Yard**
■ Established 1799
■ Headquarters of Naval District Washington
■ 66 acres
■ Approx. 11,000 employees
■ Relocation of Naval Sea Systems Command to the Navy Yard in 2001 included construction of three buildings, brought 4,100 new employees

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