

CURRENT DEVELOPMENT

OFFICE LEADS

DOWNTOWN DEVELOPMENT

At the end of 2017, 16 projects in DowntownDC were under construction with a total investment of \$2.1 billion and an additional four projects were set to break ground in 2018, with a total investment of \$440 million. Though office buildings continued to account for a clear majority of the DowntownDC's built space in 2017, mixed-use development continues to grow.

Demand remained high for housing in DowntownDC. Two residential projects were planned in the BID with a total of 170 units: Monument Realty's development in Chinatown on I Street; and Canterbury Project at 3rd & G Streets, near Capitol Crossing. The DowntownDC and Golden Triangle BIDs in 2017 began working with the DC Government to create a pilot program to convert up to 400,000 square feet (SF) of older office buildings into residential buildings by offering 10 year tax abatements of up to \$20 per SF.

16 PROJECTS
UNDER
CONSTRUCTION
AT THE END OF 2017

DOWNTOWNDC TO GAIN FOUR NEW MUSEUMS

Four new museums were under development in 2017: the National Law Enforcement Museum, which will open in 2018 in the 400-block of E Street; Planet Word, which will occupy the historic Franklin School building; the National Children's Museum, which will open in 2018 in the Ronald Reagan Building & International Trade Center; and the Milken Institute continued its planning for the museum at the Riggs Bank Corcoran headquarters building, across from the headquarters building for the U.S. Department of Treasury.

MONUMENTAL SPORTS & ENTERTAINMENT IS INVESTING \$40 MILLION



TO IMPROVE THE FAN
EXPERIENCE AT THE
CAPITAL ONE ARENA

**8 OF THE 16 DEVELOPMENT
PROJECTS UNDER CONSTRUCTION
INVOLVE OLDER EXISTING BUILDINGS**



\$2.1B
WAS INVESTED IN
CONSTRUCTION
IN 2017, THE
HIGHEST TOTAL
IN TEN YEARS

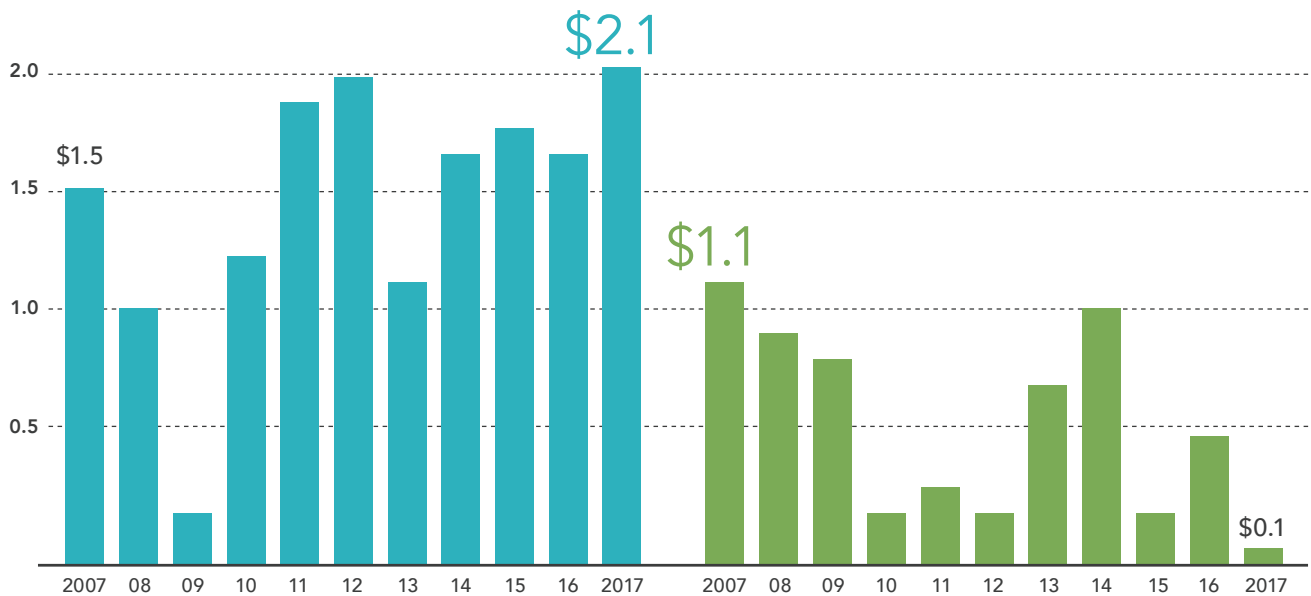
DOWNTOWNDC DEVELOPMENT HISTORY

DEVELOPMENT PROJECTS

(billions)

PROJECTS UNDER CONSTRUCTION AT YEAR-END

PROJECTS COMPLETED BY YEAR



THE DOWNTOWNDC
BID WILL BE

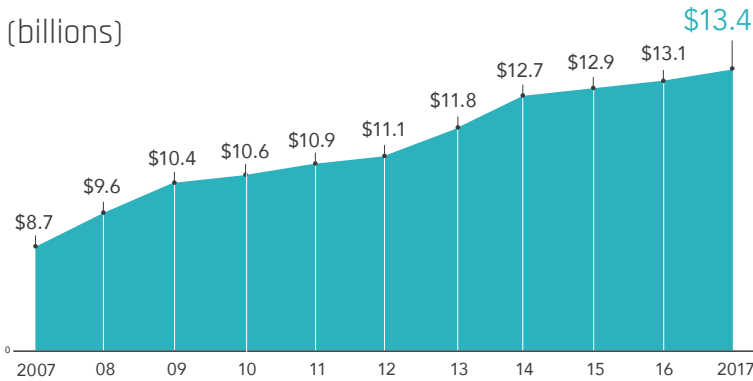
**100% BUILT
OUT**

IN JUST A
FEW YEARS

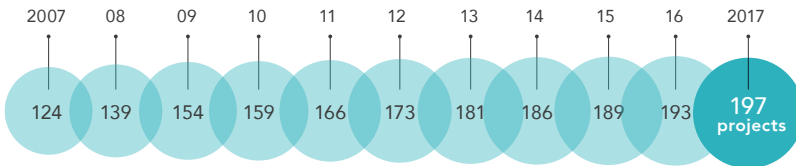


CUMULATIVE INVESTMENT

(billions)



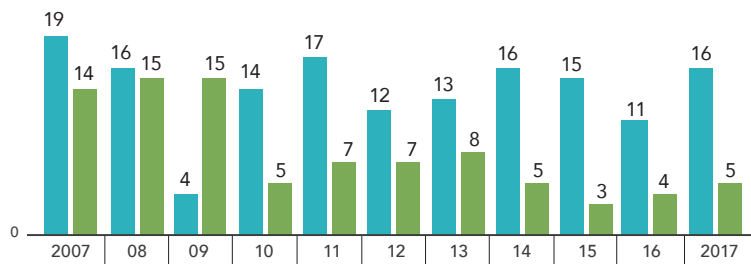
CUMULATIVE # OF PROJECTS COMPLETED



Source: DowntownDC BID

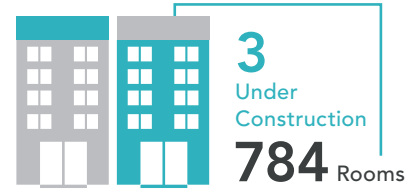
NUMBER OF PROJECTS

● Projects Under Construction at Year-End ● Projects Completed By Year



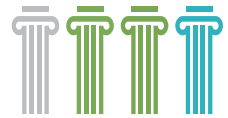
MIXED-USE DEVELOPMENT

A NEW HOTELS



Two new hotels opened in 2017 with 325 rooms

B FOUR NEW MUSEUMS



- National Law Enforcement Museum
- Planet Word
- National Children's Museum
- Milken Institute center

C CAPITAL ONE ARENA RENOVATIONS

- New seats
- New restaurants
- Improved concourse

\$40M
Investment



D NEW HOUSING



Pilot program to convert up to 400,000 square feet of older office buildings into residential buildings



MAJOR DOWNTOWNDC PROJECTS

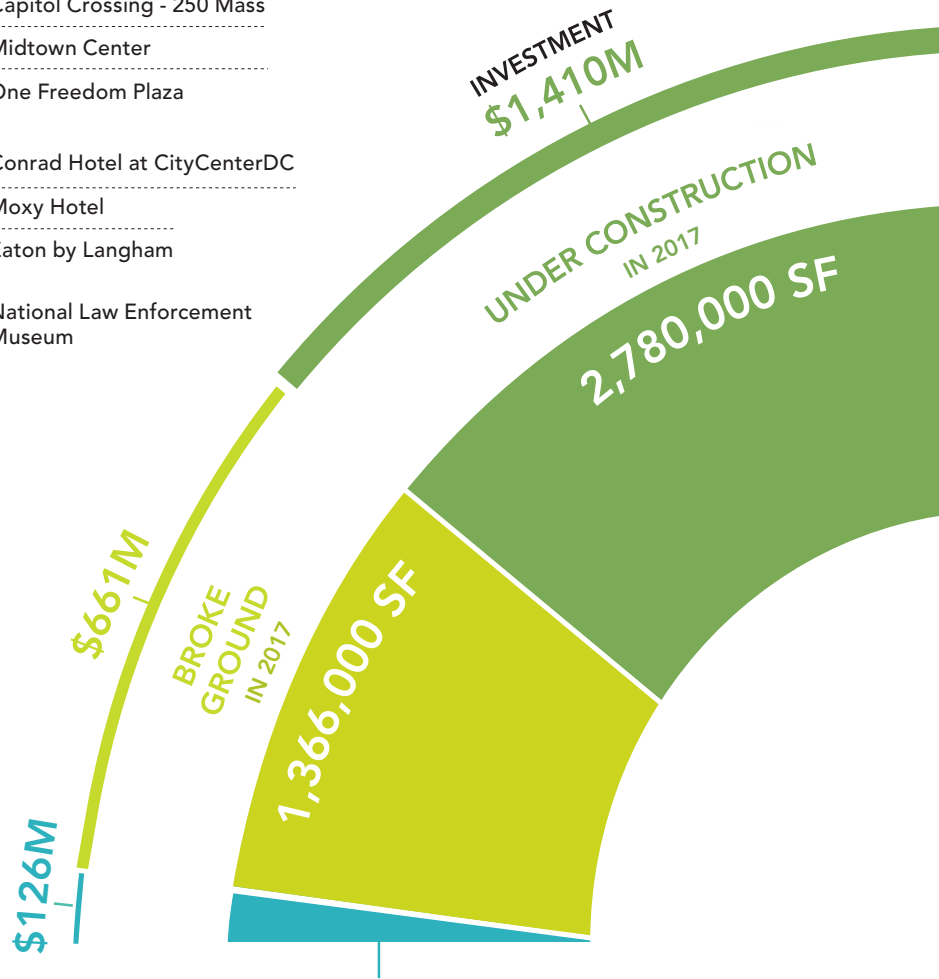
DELIVERED, UNDER CONSTRUCTION & PLANNED

8 PROJECTS

- Capitol Crossing - 200 Mass
- Capitol Crossing - 250 Mass
- Midtown Center
- One Freedom Plaza
- Conrad Hotel at CityCenterDC
- Moxy Hotel
- Eaton by Langham
- National Law Enforcement Museum

8 PROJECTS

- 1441 L Street
- 700K at Anthem Row
- Octagon at Anthem Row
- 1101 & 1111 Sixteenth Street
- National Bank of Washington Project
- 1201 New York Avenue Office Renovation
- Apple Store at Carnegie Library
- Martin Luther King Jr Library Renovation



PROJECTS DELIVERED IN 2017
BUILDING SIZE: 491,000 SF

- 1000 F
- 1333 H Street Office Renovation
- The Architect Hotel
- Pod Hotel
- Common Bowman Townhouse Conversion

5 PROJECTS



BUILDING TYPES

- RETAIL
- PRIVATE OFFICE
- HOTEL
- HOUSING
- MUSEUM
- LIBRARY
- RELIGIOUS CENTER
- GSA OFFICE
- ENTERTAINMENT

17
PROJECTS

\$4,591M

PLANNED

5,818,000 SF

- 1400 L Street Renovation
- 900 New York Avenue
- 909 E Street Office Redevelopment
- The Keckly Building
- Capitol Crossing - 201 F
- Capitol Crossing - 200 F
- Capitol Crossing - 600 Second
- Gallery Tower
- Chinatown Residential
- Children's Museum
- Planet Word at Franklin School
- Milken Institute Museum for the American Educator
- St Regis Hotel Addition
- The Canterbury
- Capital One Arena-Interior Renovation
- FBI Headquarters Reconstruction
- Jewish Historical Society of Greater Washington Synagogue Renovation & New Museum

Source: DowntownDC BID

