



DC

1900 HALF ST

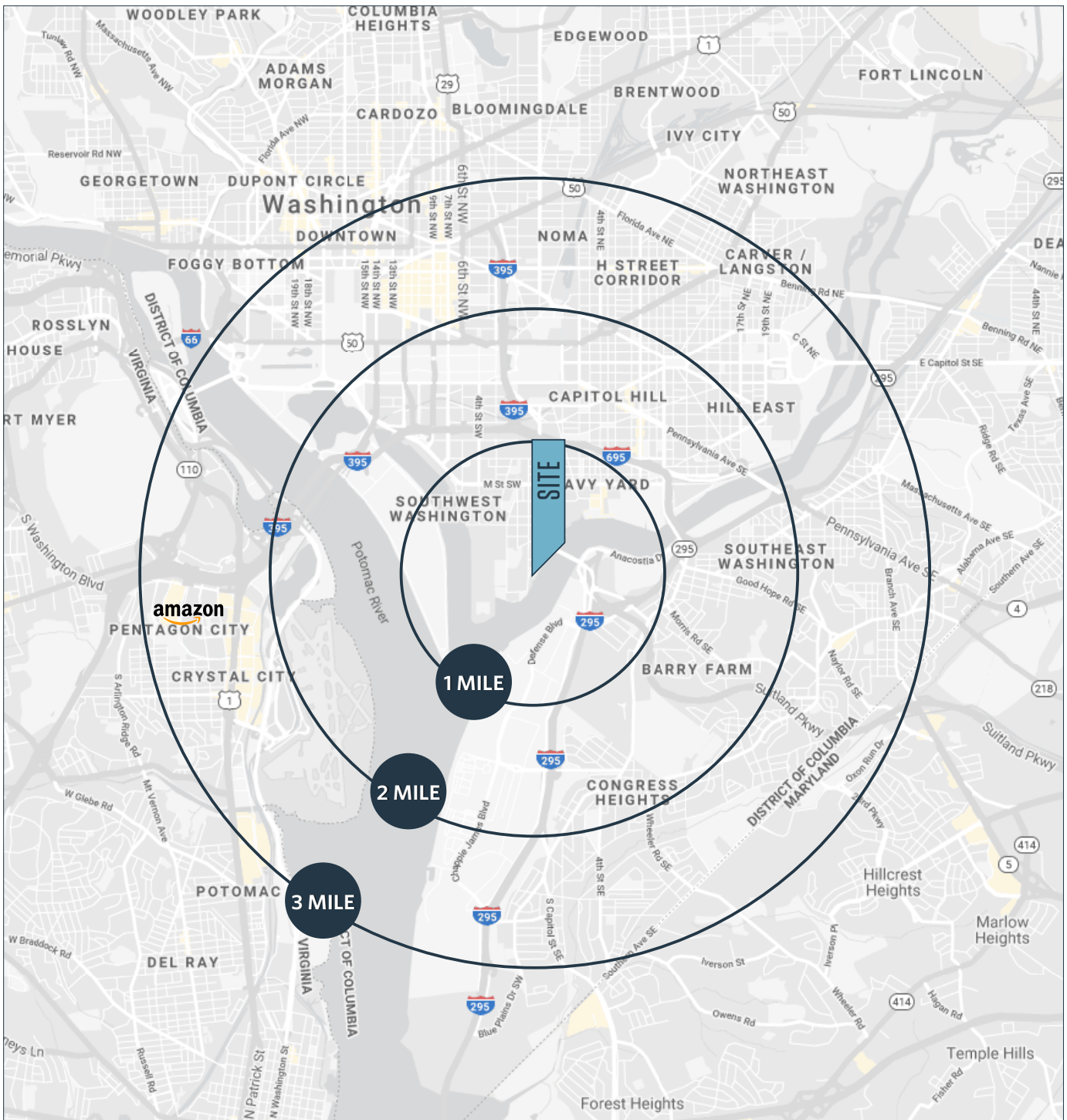
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DC

1900 HALF ST

DEMOGRAPHICS | 2019:

1-MILE	2-MILE	3-MILE
Population		
22,388	82,743	252,388
Daytime Population		
23,068	141,912	392,420
Households		
12,629	38,843	115,879
Average HH Income		
\$92,944	\$113,883	\$113,238


[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)



DEVELOPMENT MAP


FIVE SAC RW MS LLC & SOUTH CAPITOL ASSOC.

2023 Delivery
425 Units



113 Potomac Ave, SW

2022 Delivery
Toll Brothers
400 Units
175 Key Hotel
20,000 SF Retail




DC UNITED DEVELOPMENT PARCEL

2021 Delivery
390 Units
42,500 SF Retail



DC UNITED STADIUM

20,000 Seats
14,200 SF Retail




AKRIDGE/NREA PHASE 2

2023 Delivery
650 Units
30,000 SF Retail
200k Office/150k Hotel
800 Parking Spaces




AKRIDGE/NREA PHASE 1

2022 Delivery
750 Units
30,000 SF Retail
800 Parking Spaces




RIVERPOINT (2100 2ND STREET, SW)

2020 Delivery
Riverpoint Partners
481 Units
58,800 SF Retail




PENINSULA 88

2018 Delivery
Capital City Real Estate
110 Units
1,800 SF Retail





DOCK 79

2017 Delivery
MRP Realty
305 Units
20,000 SF Retail




71 POTOMAC

2020 Delivery
MRP Realty
265 Units
12,500 SF Retail




PHASES 3 & 4

Post - 2020 Delivery
MRP Realty
600,000 SF
Office/Hotel




STUART COMBINED PARCELS POST TALKINGS

2022-2025 Delivery
550 Units




FLORIDA ROCK

2025 Delivery
400 Units




1800 HALF STREET, SW

2022 Delivery
MRP Realty
290 Units



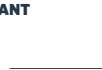
1900 HALF STREET, SW

Mid-2020 Delivery
Douglas Development
414 Units
17,238 SF Retail



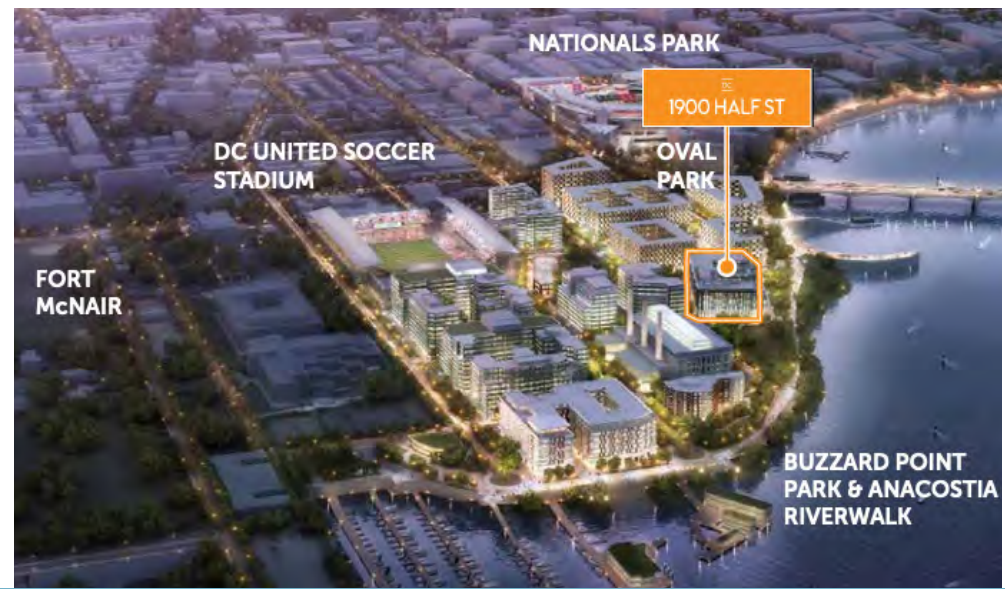
PEPCO LAND/POWER PLANT

Post-2020 Delivery
399,125 SF Retail
480 Units
99,000 SF Civic/Museum



OVERALL TOTALS

Residential:	6,014 Units
Retail:	822,923 SF
Office/Hotel:	796,225 SF
Cultural/Civic:	99,000 SF
Seats:	20,000 Seats
Retail Parking:	2,400 Spaces



ANACOSTIA RIVERWALK TRAIL IS A CONTINUOUS 20-MILE TRAIL DESIGNED FOR A WIDE RANGE OF USERS-FROM CYCLISTS TO RUNNER AND SKATERS TO WALKERS-AND ALSO PROVIDES SEATING, SYSTEM MAPS, BIKE RACKS, AND INTERACTIVE MAPS.



Option 1 includes stone riprap along the length of the seawall in the Anacostia River. The stones reinforce and protect the seawall from erosion and storm surge while beautifying the shoreline and providing access to the river. On the landward side of the seawall, a walking trail follows along the edge of the wall in the central section of the park.



Option 2 includes a railing, for safety, placed along the edge of the seawall. No stone riprap would be placed, but instead a walking trail and plaza extending along the water's edge and out over the water. The overlooks would provide sweeping views of the Anacostia River.

WEST ESPLANADE
ANACOSTIA RIVERWALK TRAIL



1900 HALF STREET
ANACOSTIA RIVERWALK TRAIL



THE FUTURE BUZZARD POINT NEIGHBORHOOD WITH A COMPLETED ANACOSTIA RIVERWALK TRAIL ALONG ITS WATER'S EDGE WILL PROVIDE THE CRITICAL LINK CONNECTING SE TO SW, CAPITOL RIVERFRONT TO THE WHARF.

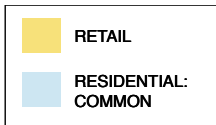
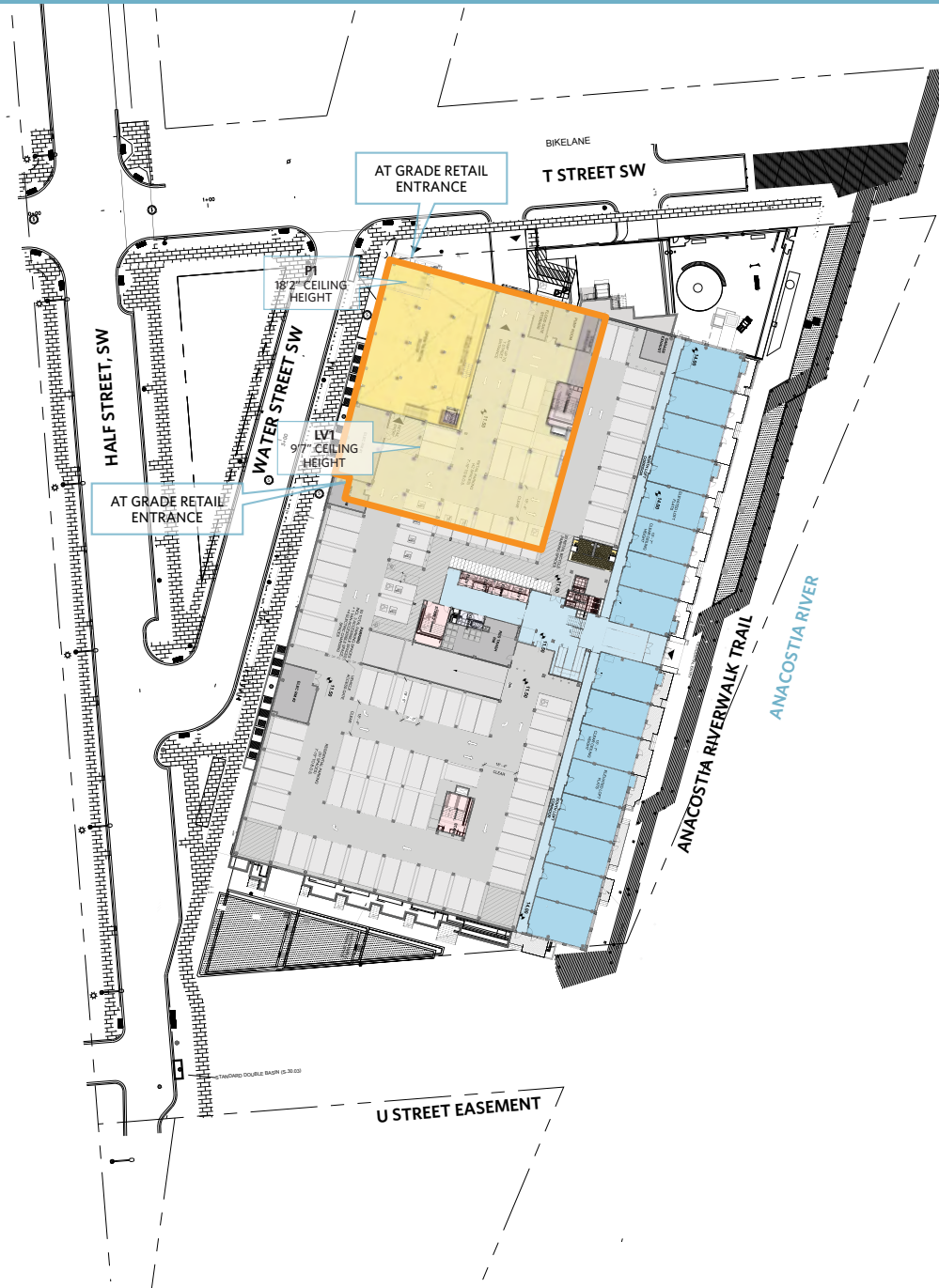
EAST ESPLANADE
ANACOSTIA RIVERWALK TRAIL



SITE PLANS



SITE PLANS



P1
5,822 RSF
LV1
11,416 RSF
TOTAL
17,238 RSF



**414 LUXURY APARTMENTS WITH OVER
17,238 SQUARE FEET OF RETAIL SPACE**



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