

OLD CONVENTION CENTER SITE REDEVELOPMENT

Washington, DC

*A Place for All Washingtonians*

The Old Convention Center Site Redevelopment represents the culmination of over 30 years of efforts to create a “living downtown” in Washington, DC. As part of this broader strategy, it will complement other successful development activity in the Downtown area to reinforce the District of Columbia’s position at the center of the regional economy. In the process, it will attract new residents, office tenants, retailers, shoppers and tourists to the District.

Led by Hines and Archstone-Smith, the highly-qualified development team has the vision, skills and experience to deliver a world-class project. Many of its team members are longtime District residents, and are committed toward creating a space that will reflect well on the City for generations to come.

One goal of the Old Convention Center Site Redevelopment is to provide new business and employment opportunities for underserved segments of our city. The project will provide significant opportunities for District-owned, small and local businesses to participate as partners, consultants, contractors and tenants. The project will also provide numerous employment opportunities during the pre-construction, construction and operations phases. First priority will be given to District residents for any newly-created jobs related to the project.

L.S. Caldwell & Associates, Inc. has been retained to serve as the Contracting and Employment Compliance Consultant for the project. Questions concerning the employment and contracting requirements of the project may be directed to L.S. Caldwell & Associates ([www.lscaldwell.com](http://www.lscaldwell.com)) at (202) 587-7800. Information on the District’s Certified Business Entities program is available from the Department of Small and Local Business Development ([www.dslbd.dc.gov](http://www.dslbd.dc.gov)) at (202) 727-3900. Information concerning the District’s First Source Employment program, as well as employment opportunities created by this Project, is available from the Department of Employment Services ([www.does.dc.gov](http://www.does.dc.gov)) at (202) 724-7000.

The project will create a distinctive, world-class neighborhood, a place that first and foremost enhances life in the District for all residents, while also appealing to Downtown workers and visitors. It will reflect the diversity of the city and the best of its neighborhoods through its retail uses, rental and for-sale housing (20% of which will be affordable), office space, public parking, programmed and well-maintained public open space, and civic/cultural amenities.

The project is designed to be human-scaled, highly permeable and pedestrian-friendly. A civic plaza forms the heart of the project and generous public spaces punctuate the whole neighborhood. Light-filled and elegant buildings are planned including two office buildings totaling 465,000 GSF, and four residential buildings with approximately 670 units, all with ground-level retail and below-grade loading and parking. A commitment to sustainability is evident throughout the project. It is anticipated that the quality of the urban design and architecture will make this project a benchmark for future Washington developments.

The project will be built in a single phase. Construction will begin in January 2009, and the office buildings are expected to be completed by July 2011.