



CityVista

Washington, DC

Project Summary

244 apartment units
441 condominium units
587,000 SF residential
111,500 SF retail
330,000 SF garage (828 spaces)

Services Provided

Concept (Bid RFP)
Entitlements
Design Supervision
Financing
Leasing/Sales
Development
Property Management
Construction Management
Disposition

Project Timeline

Selection - 2004
Disposition Retail - 2008
Disposition/Apt - 2010
Disposition/Condo - 2010

Lowe Enterprises successfully competed for and won the rights to redevelop a 1.3 million square foot mixed-use urban complex on a major site owned by the District of Columbia. Lowe was the Master Developer for the project, orchestrating the design team, residential development partner, grocery anchor tenant, general contractor and equity sources. Lowe's development program included a mix of community-serving retail and amenities, including a full-service Safeway and neighborhood retail, with 244 rental and 441 for-sale residential dwellings that included a 20% affordable unit component.

Lowe was determined to provide enough density to create vibrancy in an otherwise transitional neighborhood. The project was broken into ground floor retail, a 50,000 square foot central park and courtyard, and major elements at key corners. The apartment complex was the fastest leasing property in Washington DC in 2009, and the condos were the fastest selling in the first half of 2009. The District retains the ground lease on the rental portion of the project and continues to oversee the affordable housing component of the project. The dynamic, award-winning CityVista project was pivotal to the successful revitalization of the Mount Vernon triangle area of Washington, DC.

