

ADAMS MORGAN

Development Overview

WASHINGTON DC'S MOST AUTHENTIC, UNIQUE NEIGHBORHOOD



ADAMS MORGAN

Adams Morgan is world-renowned for its fantastic restaurants and nightlife, colorful retail stores and historic, tree-lined residential streets in bustling northwest Washington, D.C. More than 32,000 people live within a half-mile of the center of the bustling neighborhood, which has a Walk Score of 97. The American Planning Association named Adams Morgan one of the top 10 neighborhoods in America in 2014.

Over the past several years, development and investment have exploded in Adams Morgan, which is now home to 240 restaurants and businesses, seven of which are featured in the Michelin Guide and the Bib Gourmand list. More than 730 residential units are under construction or have recently delivered, with 34,000 SF of retail space in the pipeline.

Adams Morgan is conveniently located in the center of DC, just 0.6 mile from the Woodley Park/Adams Morgan Metro station and easily walking distance to the Columbia Heights and Dupont Circle Metro stations (Red, Green and Yellow lines). The city's popular Circulator bus provides service through the neighborhood every 10 minutes, along with seven Metrobus routes (42, 43, 90, 96, H1, L2, X3).

In collaboration with local businesses, stakeholders, and property owners, the active Adams Morgan Partnership Business Improvement District provides daily street cleaning, safety programs, fun neighborhood events, and creative marketing and economic development initiatives to enliven and promote the neighborhood.

By the Numbers

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\$143K

Average household income

82%

Bachelor's Degree or Higher

43%

Residents aged 20-34

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34,000

SF retail space in the pipeline



97

Walk Score

3

Metro Stations

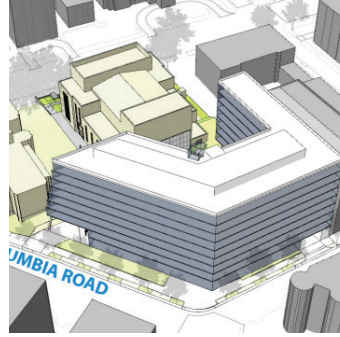
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Bus Routes

New Investments & New Opportunities

RECENT DEVELOPMENT

- » The 220-room Line DC hotel opened in December 2017, transforming a neoclassical church into a social hub for the neighborhood with four new restaurants helmed by renowned chefs Spike Gjerde and Erik Bruner-Yang and bar director Corey Polyoka.
- » The Marie Reed Recreation Center and Aquatic Center reopened in 2017 after a major modernization with an updated pool, facilities and brightly colored playground open to the community.
- » Recent streetscape enhancements on 18th Street NW (between Florida Avenue and Columbia Road) have helped to create a more attractive and pedestrian-friendly experience, attracting new retail and dining establishments.



SCOTTISH RITE

1636 Columbia Road, NW
Phase I: 150-180 apartment units (2019/2020)
Phase II: 9-story apartment building
Contact: Eastbanc Inc., Hope C. Richardson, 202-944-1631, hrichardson@eastbanc.com



REED ROW

2101 Champlain Street, NW
132 residential units
Now leasing
Contact: Kettler
202-730-2310
www.reedrow.com



1800 COLUMBIA ROAD

Mixed-use (current SunTrust bank and plaza site)
52 residential units, 2+ retail spaces, 32 parking spaces
Contact: PN Hoffman & Potomac Investments



ITALIAN EMBASSY

2700 16th Street, NW
Adaptive reuse & historic preservation with 9 stories of 134 residential units
Delivering 2018
Contact: Mill Creek Residential Trust, Joe Muffler, 301-255-6047, jmuffler@mcrtrust.com



ADMO HEIGHTS

1777 Columbia Road
Mixed-use
6 stories, 80 units, 9,500 SF retail, 33 parking spaces
Delivery 3Q 2018
Contact: Foxhall Partners, Matt Wexler, 202-391-0700, mw@foxhallpartners.com

For More Information

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