

ULI WASHINGTON  
*PROJECT FINALISTS*





## Annex on 12th

300 12th Street SW • Washington, DC 20024

**A**nnex on 12th transforms Washington's long-vacant U.S. Department of Agriculture Cotton Annex—listed on the National Register of Historic Places—into a 562-unit residential community blending historic preservation with contemporary urban living. Originally built in 1936 to house the USDA's Bureau of Agricultural Economics, the Stripped Classicism landmark was vacated in 2007 and later acquired by Carmel Partners for adaptive reuse.

The redevelopment preserves defining architectural features, including the limestone façade, vertical window rhythm, and signature copper-clad skylight, while introducing a new 13-story addition organized around a landscaped courtyard. The project required coordination and approvals from the Commission of Fine Arts, Historic Preservation Office, and Zoning Commission, alongside structural repairs, envelope modernization, and integration of new systems meeting today's performance standards.

Offering studios to three-bedroom residences with two design schemes inspired by 1930s Art Deco detailing, it has over 18,000 sq. ft. of amenities, including a rooftop infinity pool, fitness center, coworking spaces, landscaped courtyards, and "The Vault," a speakeasy beneath the restored skylight.

### PROJECT TEAM

**Developer/Owner:** Carmel Partners

**Architect and Design:** BKV; Champalimaud Design; Design Collective

**Construction Contractor:** Carmel Construction

**Other Key Team Members:** EHT Traceries



# Cedar Hill Regional Medical Center GW Health

1200 Pecan Street SE • St. Elizabeths East Campus • Washington, DC 20032

In April 2025, Cedar Hill Regional Medical Center GW Health opened as Washington, DC's first full-service hospital built in 25 years, expanding equitable healthcare access for residents east of the Anacostia.

Located on the St. Elizabeths East Campus, the 406,696 sq.ft. facility was developed through a public-private partnership between the Government of the District of Columbia and Universal Health Services, anchoring an integrated healthcare network serving Wards 7 and 8. The facility includes 142 inpatient beds (capacity of 184), adult and pediatric emergency departments, a verified trauma center, maternal and delivery services, a behavioral health unit, an ambulatory pavilion, a 500-car parking garage covered with a 900-kW solar PV canopy, and a helipad.

The design responds to its historic and urban context through contemporary brick-inlay and precast façades, patient-centered planning, natural light, and biophilic elements. Landscaped open spaces, native plantings, and stormwater bioswales support sustainability and wellness. The project is tracking LEED Healthcare Gold certification and reflects a commitment to resilient, community-centered healthcare design.

## PROJECT TEAM

**Developer/Owner:** Government of the District of Columbia / Universal Health Services, Inc. (UHS)

**Architect and Design:** HOK; McKissack & McKissack

**Construction Contractor:** Turner Construction and MCN Build (Joint Venture)

**Public Financing Entities:** Government of the District of Columbia

**Other Key Team Members:** CBRE; Cini-Little; Cube Root; Delon Hampton & Associates; Design Studio Blue; ECS; ESP; JCI; Kimley-Horn of DC; Oculus; Setty & Associates; Smith Seckman Reid; St. Onge Company; Universal Health Services, Inc.; Walter P Moore; WSP



## H.R. Crawford Gardens

737 50th Street NE • Washington, DC 20019

Located in the Deanwood neighborhood in Northeast DC, H.R. Crawford Gardens brings high-quality affordable housing to DC. With modern design, the six-story building includes 76 units, a ground-floor fitness room and community room, and a rooftop community room opening to a patio. Thirty percent of the units are 3-bedroom, affordable units designed for families and grandfamilies. The remaining apartments were designed for Seniors and residents in the permanent supportive housing program.

The project was designed to meet Passive House Certification Standards set by the Passive House Institute US (Phius), a non-profit 501(c)(3) organization committed to decarbonizing the built environment by standardizing high-performance passive buildings. Building to these standards is a serious technical challenge that incorporates strategies early in the design development. Sustainable features include a tight building envelope, solar panels, green roof, and façade louvers to mitigate sunlight.

H.R. Crawford Gardens has been designed to accommodate the housing needs of DC, while meeting new high standards for a more sustainable future.

### PROJECT TEAM

**Developer/Owner:** CRP Affordable Housing and Community Development; Manna Homes; MED Developers; Mutreja Development

**Architect and Design:** Soto Architecture and Urban Design; Vika; McVeigh & Mangum Engineering; MaGrann  
**Construction Contractor:** Bozzuto Construction Company

**Public Financing Entities:** District of Columbia Housing and Community Development (DCHCD); District of Columbia Housing Finance Agency (DCHFA); District of Columbia Housing Authority (DCHA)

**Other Key Team Members:** TM Associates; United Planning Organization



# Innovation District Pump Station

3601 University Drive • North Potomac Yard Park • Alexandria, VA 22305

The Innovation District Pump Station transforms essential infrastructure into a community destination within North Potomac Yard Park. A typically bulky and unwelcoming pump facility is seamlessly integrated into the landscape as a public amenity and educational feature, reimagined as a hub where trails, play areas, and green spaces converge.

The 7,800 sq. ft. structure required significant volume to house pump equipment, rising to 20 feet above grade. To preserve open views and landscape continuity, most large pipes and mechanical systems are located 40 feet below grade. Strategic berming further reduces perceived mass, allowing the building to merge with the terrain and double as an active play environment. Integrated play elements like slides and oversized climbing steps transform infrastructure into an interactive recreational space.

Zoned as CDD#19/Coordinated Development District #19 (North Potomac Yard Small Area Plan), the building is clad with overlapping metal panels to create an eye-catching texture. The project exemplified collaborative excellence, requiring coordination among the client, contractors, wastewater treatment authority, and multiple city review agencies.

## PROJECT TEAM

**Developer/Owner:** JBG SMITH

**Architect and Design:** Hickok Cole

**Construction Contractor:** Clark Water; DAVIS Construction

**Other Key Team Members:** AlexRenew; Christopher Consultants (IMEG); Gannett Fleming; OJB Landscape Architecture; Sam Kittner; Thornton Tomasetti



## Inspīr Embassy Row

2100 Massachusetts Avenue NW • Washington, DC 20008

**T**he adaptive reuse of a historic hotel in downtown DC, embodies two intersecting trends that are shaping the 21st-century built environment: a surplus of underutilized buildings and the unprecedented demand for senior living environments.

Known as Inspīr Embassy Row, the conversion of the Fairfax Hotel into senior living marks the second property under Maplewood Senior Living's contemporary urban brand, Inspīr. For over a half a century, the hotel was a prestigious destination for politicians, diplomats, and prominent visitors to DC. The architecture yields an authentic, home-like environment with the city as its best amenity. Approaching the sprawling floor plan like a city, the team designed for intuitive wayfinding with clear paths, strong landmarks, and visually distinct environments with biophilia and circadian lighting. A rich suite of amenities helps residents find familiarity and comfort in establishing a daily routine, while individual units ranging from studios to two-bedrooms balance safety and security with independent living that combines the best of residential, hospitality, and healthcare.

### PROJECT TEAM

**Developer/Owner:** Maplewood Senior Living (Developer & Operator) and Omega Healthcare Investors (Owner)

**Architect and Design:** Beyer Blinder Belle Architects & Planners

**Construction Contractor:** Turner

**Other Key Team Members:** Acoustics2; Claude R. Engle; Cleverger Frable LaVallee; Cosentini Associates; Fortune Shepler Saling; GORDON DC; Intertek; Jensen Hughes; MKSK; Robert Silman Associates; Rosa D. Cheney, AIA, PLLC; Steven Winter Associates



# JW Marriott Reston Station Hotel & Residences

11350 Reston Station Boulevard • Reston, VA 20190

**J**W Marriott Reston Station Hotel & Residences is a landmark mixed-use development bringing luxury hospitality, branded residential living, transit-oriented design, and public placemaking to the heart of Reston Station—one of Northern Virginia's most significant urban districts. As Virginia's first JW Marriott, the project elevates Reston into a regional destination for business, events, and residential living, representing a major investment in high-quality, transit-accessible development.

Adjacent to the Wiehle–Reston East Metro Station, with seamless access to Washington, DC, Dulles International Airport and key employment centers and the broader Reston Station district, the development includes a 248-room JW Marriott hotel and a 94-unit JW Marriott Residences condominium tower. Integrating over 40,000 sq. ft. of meeting and event space, it's Northern Virginia's largest luxury event venue with three dining concepts, wellness amenities, and indoor-outdoor public spaces.

Architecturally inspired by Reston's original Garden City principles, the tower features natural materials, expansive glazing, and curated public art, including a monumental sculpture by Lorenzo Quinn.

## PROJECT TEAM

**Developer/Owner:** Comstock Partners, LC

**Architect and Design:** EDG; Hartman Design Group; HKS Architects; LandDesign; Lessard Group; Mahan Rykiel; Nunzio Marc DeSantis Architects; WDG Architecture

**Construction Contractor:** DAVIS Construction

**Other Key Team Members:** Crescent Hotels & Resorts; Le Duo Studio; Lorenzo Quinn Studio; Marriott International



# Milken Center for Advancing the American Dream

1503 Pennsylvania Avenue NW • Washington, DC 20005

**T**he Milken Center for Advancing the American Dream (MCAAD) is a world-class museum and cultural destination in the heart of Washington, DC, just steps from the White House. Spanning 70,000 sq. ft. across three reimagined historic buildings, MCAAD celebrates the pillars of the American Dream: education, health, entrepreneurship, and financial empowerment.

Delivering MCAAD required exceptional coordination with public agencies, preservation authorities, and federal security stakeholders, with exterior changes shaped through years of rigorous review. Within landmark structures, the team preserved or restored significant architectural elements while integrating modern building systems and state-of-the-art technology, achieving a seamless balance of historic integrity and contemporary design.

Restored ornate details frame immersive, interactive experiences including a 360-degree theater, holographic storytellers, a suspended “word cloud,” and a signature “tree of generations” welcome visitors at the entrance. Strategic entitlements, such as an alley closure enabling a new atrium connector and consolidation into a single record lot, supported a unified, efficient operation.

## PROJECT TEAM

**Developer/Owner:** The Milken Institute

**Architect and Design:** Shalom Baranes Associates; OTJ Architects

**Construction Contractor:** Grunley Construction Company, Inc.

**Other Key Team Members:** Akridge



# Park Morton: Phase 1

610 Park Road NW • Washington, DC 20010

**P**ark Morton is a bold reimagining of affordable housing in Washington, DC, bringing thoughtful design, sustainability, and community together. Delivered in fall 2025, the five-story, L-shaped midrise introduces 142 affordable apartments across 173,000 sq. ft., including 40 public housing units for returning residents and 102 homes serving households earning 0–80% AMI. It's contemporary architecture features 9' ceiling heights, modern finishes, private balconies and patios, and in-unit laundry to elevate everyday living. Strong corner expressions anchor the streetscape and announce a new chapter for the neighborhood.

A mix of studio, one-, two-, and four-bedroom apartments are accompanied by over 8,000 sq. ft. of amenities including a fitness center, rooftop lounge, kids and tech hubs, resident lounges, and courtyards.

As the first on-site phase delivered under DC's New Communities Initiative, Park Morton replaces distressed public housing with high-quality homes, prioritizing resident return, one-for-one replacement, and neighborhood reconnection. Green roofs, solar panels, energy-efficient systems, and transit access help set a standard for equitable, resilient urban living.

## PROJECT TEAM

**Developer/Owner:** The Community Builders (TCB); Dantes Partners

**Architect and Design:** Determined by Design; Ehlert Bryan; Engenium Group; ParkerRodriguez; Soto Architecture and Urban Design; Torti Gallas; Wiles Mensch

**Construction Contractor:** Hamel Builders

**Public Financing Entities:** District of Columbia Housing Authority (DCHA); District of Columbia Housing Finance Agency (DCHFA); District of Columbia acting by and through the Deputy Mayor for Planning and Economic Development (DMPED)

**Other Key Team Members:** EagleBank; Federal Home Loan Mortgage Corporation; Klein Hornig LLP; M&T Realty Capital; Stratford Capital Group; Sugar Creek Capital; Wiles Mensch



# Strathmore Square

10511 Strathmore Hall Street • North Bethesda, MD 20852

**S**trathmore Square is a transformative 2.2-million sq. ft. community in North Bethesda, reimagining 15 acres of former Metro parking into a culturally rich, environmentally resilient, transit-centered neighborhood. Created through a long-term partnership between Fivesquares Development and WMATA, the project stands as a national model for innovative transit-oriented development and earned Montgomery County Planning's Gwen Marcus Wright Design Excellence Award.

Anchored by a 1.25-acre central park, the neighborhood places green space, cultural life, and wellness at its core. The park supports daily recreation, community events, passive beauty, and sustainable systems including dark-sky lighting, permeable paving, and biofiltration.

Partnerships with Strathmore and CityDance bring arts into the community through member access, artist workshops and weekly dance and wellness programming. Direct connections to the Grosvenor Strathmore Metro station and regional trails support a car-light lifestyle, blending accessibility with outdoor living.

When complete, Strathmore Square will deliver 2,200 homes and curated retail across seven phases, setting a new standard for culture focused and sustainable suburban placemaking.

## PROJECT TEAM

**Developer/Owner:** Fivesquares Development

**Architect and Design:** Hargreave Jones; Mahan Rykiel; Perkins Eastman

**Construction Contractor:** Whiting Turner

**Other Key Team Members:** Strathmore; WMATA



# The Devon

6601 Melville Street • Hyattsville, MD 20782

**T**he Devon, a 320-unit, transit-oriented multifamily community at the Hyattsville Crossing Metro Station, delivers a level of design, connectivity, and quality new to this submarket. Completed in February 2025, the project includes 1,200 sq. ft. of retail and introduces a highly walkable, transit-connected residential offering.

Residences range from studios to three-bedroom units, featuring high ceilings, premium finishes, dens, and private balconies or terraces in 35% of units, supporting flexible living. Amenities balance social and functional needs, including coworking, fitness, maker spaces, and outdoor gathering areas.

Art is central to The Devon's identity. Unity in Orbit, a mural by Joel Bergner, reflects local landmarks and culture, alongside curated artwork and custom interiors inspired by Hyattsville's history and community.

Delivered as part of a larger master plan, the project required coordination with a public stormwater management pond and adjacent developments. The Devon achieved LEED Gold and WiredScore Platinum, delivering 25% energy savings and 30% water reduction, EV-ready infrastructure in 10% of parking spaces, and leading lease-up performance with renewal rates above 60%.

## PROJECT TEAM

**Developer/Owner:** Hines

**Architect and Design:** Dwell Design Studios; Ink + Oro; LandDesign

**Construction Contractor:** Harvey Cleary Builders

**Other Key Team Members:** Branding Iron; Citizens Bank; N.A.; Hines Living



# The ELLE

1111 20th Street NW • Washington, DC 20036

**T**he ELLE is a landmark adaptive reuse project, transforming a former Peace Corps office building into a vibrant mixed-use residential community in Washington, DC's Golden Triangle. Originally constructed in 1969, the underutilized building was reimagined to address downtown's housing needs while preserving its architectural character.

The ten-story redevelopment delivers 163 residential units and 48 dual-permitted hotel/apartment suites with activated ground-floor retail enhancing pedestrian engagement. Design interventions—including a new double-height retail space and a former mechanical penthouse conversion into a two-level amenity pavilion—create a dynamic vertical neighborhood with wellness, co-working, and recreational amenities.

By retaining the structural frame, The ELLE captures embodied carbon and demonstrates the environmental and economic value of adaptive reuse. Designed to achieve LEED Gold certification, the project incorporates a solar-ready green roof, bike-friendly infrastructure, and amenities that support healthy, urban living.

As Downtown DC's first major office-to-residential conversion, The ELLE sets a precedent for reimagining obsolete office buildings and serves as a model for sustainable urban revitalization.

## PROJECT TEAM

**Developer/Owner:** Willco

**Architect and Design:** Hartman Design Group, Inc; Michael Graves Architecture & Design

**Construction Contractor:** McCullough Construction, LLC

**Other Key Team Members:** Above Green; Code Consultants (CCI); Construction Specifications, Inc; GPI-Greenman-Pederson; Lerch Bates; Meyer Consulting Engineers (MCE); ONE SOURCE; ParkerRodriguez, Inc.; Polysonics; Tadjer-Cohen-Edelson Associates (TCE)



# The Stacks

101 V Street SW • Washington, DC 20024

**T**he Stacks is a transformative 7-acre, 2 million sq. ft. mixed-use development that completes the connection between The Wharf and The Yards, reimagining a former industrial site in Buzzard Point into a vibrant destination where people can live, work, and gather.

Delivered in early 2025, Phase 1 encompasses 1 million sq. ft. with 1,116 apartments, 40,000 sq. ft. of retail, 11,000 sq. ft. of coworking space, 90,000 sq. ft. of amenities, and 22,000 sq. ft. of open space. The Stacks is anchored by a pedestrian-only Corso and public space network, including the South Heart, Dry Dock, and Peninsula Park. Three distinct towers—The Byron, Everly, and Colette—create architectural variety, including DC's largest co-living offering, Colette Coliving, and approximately 10% affordable residences.

LEED Gold certified, it features advanced stormwater systems, solar panels, native plantings, and resilient infrastructure. Through visionary planning, extensive public-private collaboration, and year-round programming, The Stacks will transform Buzzard Point into a thriving and connected urban waterfront for generations to come.

## PROJECT TEAM

**Developer/Owner:** Akridge (Developer & Owner); Blue Coast Capital (Owner); Bridge Investment Group (Owner); National Real Estate Advisors (Owner); National Real Estate Development (Developer)

**Architect and Design:** Eric Colbert & Associates; Gensler; Handel Architects, Lee and Associates Inc.; Margie Ruddick Landscape; Morris Adjmi Architects; Oehme van Sweden; ParkerRodriguez; Urban Matters; West 8

**Construction Contractor:** Clark Construction

**Other Key Team Members:** Asadoorian Retail Solutions; Bank OZK; Cushman & Wakefield; Greystar



# The Wendy

2025 Clarendon Boulevard • Arlington, VA 22201

**T**he Wendy sits on a challenging half-acre, triangular site in Arlington’s Courthouse neighborhood, just one block from the Metro. Formerly a Wendy’s restaurant, the site required rezoning and presented unique design constraints, including a tighter angle than New York’s Flatiron Building. Arlington County mandated wider sidewalks—expanding from 5 to 16 feet—and a public plaza, both of which reduced the buildable area. To meet density goals, The Wendy cantilevered the building’s upper floors to maximize the triangular footprint and worked with the County to allow the building mass to extend over the plaza, ensuring project viability. Differentiating themselves from a nearby sister property, The Wendy focuses on larger two- and three-bedroom units for families, which leased rapidly, including 13 premium “prow” units with floor-to-ceiling glass and sweeping views. The building features innovative 330-square-foot micro units with movable walls, integrated furniture, and flexible layouts, offering a diverse mix of living options in a vibrant urban setting.

## PROJECT TEAM

**Developer/Owner:** Greystar

**Architect and Design:** Cooper Carry; Streetsense

**Construction Contractor:** John Moriarty & Associates

**Other Key Team Members:** Bowman; Davis Utilities Consulting; Jensen Hughes; LandDesign; Miller Beam and Paganelli; Muesse Rutledge; Power Design; SGH; SK&A; Studio HDP; Sustainable Building Partners; Total Mechanical Systems; Walsh Colucci Lubeley & Walsh; Wells & Associates



# Wardman Park

2650 Woodley Road NW • Washington, DC 20008

**W**ardman Park is a residential development in D.C.'s Woodley Park, transforming the historic Wardman Park Hotel site into a vibrant community. Established in 1918 and once hosting prominent figures, the new development offers 867 modern apartments and over 53,000 square feet of amenities across 9.5 acres, blending history with contemporary living.

The project includes two buildings—Aerie and Zephyr—featuring a shared wellness center with a gym, pool, and studios. Residences range from studios to three-bedroom penthouses with upscale finishes and large windows.

Wardman Park provides stunning views and includes a 1.5-acre public green space and playgrounds. It aligns with D.C.'s planning goals by adding density and 72 affordable units to Ward 3, enhancing transit accessibility.

This redevelopment replaces a transient hotel with permanent homes, creating a design-driven community that revitalizes Northwest Washington.

## PROJECT TEAM

**Developer/Owner:** Carmel Partners

**Architect and Design:** Champalimaud Design; RVD; Shalom Baranes Associates

**Construction Contractor:** Carmel Construction



## West Falls

201 W Falls Station Boulevard • Fall Church, VA 22046

**W**est Falls is a mixed-use neighborhood spanning nearly 10 acres and 1.2 million sq. ft.—the largest development in the city’s history. Designed around walkability and transit access, the neighborhood sits beside the West Falls Church Metro and major regional roadways, linking residents to the greater Washington region.

The project brings three distinct residential offerings creating a multigenerational residential mix: The Alder, a 400-unit apartment building with affordable options; The Oak, a 126-unit condominium building; and The Reserve, a 215-unit senior living community.

West Falls features 123,000 sq. ft. of retail—including The Fresh Market, dining, wellness, daycare and entertainment—and 125,000 sq. ft. of medical office space, and a 146-key Home2 Suites by Hilton.

Commons Park sits at the heart of the development, offering 18,000 sq. ft. of landscaped green space for gatherings and everyday activity. With LEED-ND Gold certification, native landscaping, stormwater management systems and EV infrastructure, West Falls advances the city’s environmental goals while strengthening community life and supporting long-term growth.

### PROJECT TEAM

**Developer/Owner:** Hoffman & Associates

**Architect and Design:** Design Collective; HVS Design; LandDesign; Nahra Design Group; Nehmer; SK+I Architecture; SK+I Interiors; Torti Gallas + Partners

**Construction Contractors:** Bozzuto Construction Company; Clark Construction; Coakley Williams; Teel Construction

**Public Financing Entities:** EagleBank; Grosvenor; Mack Real Estate Group; Northern Virginia Transportation Authority; PCCP; Rockwood Capital

**Other Key Team Members:** City of Falls Church; Experience Senior Living; Gensler; Perkins Eastman; Trammell Crow Company