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IN DEPTH: COMMERCIAL REAL ESTATE

From the September 10, 2004 print edition

Former women's hospital soon to deliver mixed uses

Eleni Kretikos
 Senior Staff Reporter

In its day in the mid-1800s, the Columbia Hospital for Women was a pioneer.

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At a time when most women were still having babies at home, it was one of the first facilities in the area where women could go to have their babies delivered.

Over time, the facility evolved into a full-service modern women's hospital, with several specialties within obstetrics and gynecology.

The hospital delivered more than 275,000 babies between its founding in 1866 and May 2002, when it closed.

Now developers are looking to remake the 1910-era hospital building at 2425 L St. NW into 225 luxury condominiums, along with much-needed ground-floor retail space.

Like so many of the earlier deliveries on the property, the new project's arrival is much anticipated.

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"It's the most exciting development in the six years I've been an ANC commissioner," says Richard Price, whose Advisory Neighborhood Commission district is the West End. "We've never had a critical threshold of residents to make our neighborhood a residential neighborhood. This project goes a long way to doing that."

'Community-serving retail'

The \$140 million development, dubbed The Columbia Residences of Washington D.C. (www.columbiacondominium.com), is bounded by L, 24th and 25th streets in Northwest.

Two nine-story towers will be built on either side of the original eight-story hospital building. The retail space will front 24th and 25th streets. The project includes a 35-space parking garage.

Most of the units, sized from 700 to 2,500 square feet, will be owner occupied and priced between \$750,000 and \$900,000. All are outfitted with big windows, high ceilings and top-end amenities such as Viking stoves and Sub-Zero refrigerators. About 215 of the 225 units have are pre-sold.

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