

Clark Realty Capital eyes H Street N.E.

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Clark [Realty Capital](#) wants to bring condominiums and retail to a 5-acre parcel in Northeast D.C. The vacant site at 1600 Maryland Ave., at H Street NE, currently serves as an impromptu meeting spot for tour buses and a trash dump. A Sears store once occupied the site.

"We are planning a development with several hundred residential units and are evaluating a design that would include some retail as well," says Luke Moland, a development executive with Clark Realty. He declined to offer specifics.

Kathy Henderson, a member of the area's advisory neighborhood commission, says the once-thriving commercial district is on a steady pace to recovery.

"We need to make sure the retail enhances the community," she says. "I am interested in commercial businesses to rival Pentagon City."

Earlier this month, the Atlas performing arts theater reopened in the 1300 block of H Street NE. Joe Englert, a prolific owner of D.C. nightspots, plans a sports bar and a live-entertainment tavern along H Street. [Abdo Development](#) is building hundreds of condos at Third and H streets.

"That market is changing dramatically," says Larry Hoffman, a principal at [H&R Retail](#). "It used to be that the residential consumer was reluctant to cross over H Street. Now, once they cross over, it opens up that whole area. It takes awhile for the retail to catch up."

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