



## Background

Constructed between 1917 and 1919 by the Department of Public Works as part of a larger industrial complex called the Navy Yard Annex, the Boilermaker Building was originally used to manufacture boilers for Navy ships.

## The Project

The building is part of phase one of The Yards project, which will blend adaptive re-use of a total of five historically protected, former industrial buildings that were originally part of the Washington Navy Yard. The completed renovation has created a 46,000 square foot, 2-level mixed-use building.

## Community Impact

The Boilermaker Building is located in an area that is undergoing a dynamic transition from a heavy industrial center into a major hub of mixed-use development. The completed project provides approximately 30,000 square feet of retail and restaurant space for the area's growing residential population, which currently lacks adequate ground-floor retail options. The Boilermaker Shop project has generated more than 214 direct and indirect/induced jobs, \$9.4 million in household income, and \$1.1 million in local taxes.



### Total Development Cost:

\$22 Million



### NTCIC Financing:

\$3.6 Million Federal Historic Tax Credits

\$5.6 Million New Markets Tax Credits



### Project Partner:

Forest City



### NTCIC Contact:

Laura Burns

[lburns@ntcic.com](mailto:lburns@ntcic.com)