

CAPITOL RIVERFRONT LAND USE, EXISTING TENANTS & AMENITIES

OFFICE (tenants include)

- Washington Navy Yard & NCIS
- U.S. Dept of Transportation HQ
- BAE Systems, Bearing Point, AT&T
- Alion, William C. Smith & Co.
- Lockheed Martin, Perot Systems, CACI, Sandler, Reiff & Young
- Parsons Engineering
- U.S. Coast Guard HQ
- Washington Nationals Baseball Club
- Unity Health Care, Computer Science Corp, General Dynamics, Northrup Grumman
- Living Classrooms, BID Clean and Safe Teams, Rand Construction
- Earth Conservation Corps
- Bureau of Land Management, Booz Allen Hamilton
- Sayres Associates, DC Dept. of Transportation Federal Aviation Administration

RESIDENTIAL

1. Jefferson at Capitol Yards
2. Axiom at Capitol Yards
3. 909 at Capitol Yards
4. Onyx on First
5. Velocity Condos
6. Capitol Hill Tower Co-Op
7. Capitol Quarter Townhouses
8. 400 M Street
9. Cappers Senior Home
10. Carroll Apartments
11. Marine Bachelor Quarters
12. Foundry Lofts

RETAIL, HOSPITALITY & ENTERTAINMENT

13. Courtyard by Marriott
14. Casa degli Angeli B&B
15. Nationals Park
16. Navy Yard Museum & USS Barry ship
17. CVS Pharmacy

18. Subway & Five Guys
19. Congressional Dry Cleaners
20. Starbucks
21. Sizzling Express
22. Capital One Bank
23. Suntrust Bank
24. Wells Fargo Bank
25. Justin's Café
26. Cornercopia Market and Deli
27. Quiznos, Port Café, Chicken Tortilla
28. Dogma Dog Daycare
29. Barracks Row (Over 30 restaurants including Matchbox, Belga Cafe, Molly Malones, Cava, and more)
30. Harris Teeter
31. Safeway
32. Harris Teeter (under construction)
33. McDonalds
34. Splash Car Wash
35. Blue Castle / Car Barn
36. The Yards Retail (2012)

37. Half Street District
38. The Bullpen
39. Domino's Pizza
40. Friday Evening Concerts

PARKS & THE RIVER

41. Diamond Teague Park & Piers
42. Virginia Ave. Park & Community Gardens
43. Garfield Park
44. Anacostia Boathouse Row
45. The Yards Park
46. Canal Park (2012)
47. Riverwalk Trail
48. Riverwalk Trail Connection



be out
FRONT



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BE OUT

FRONT

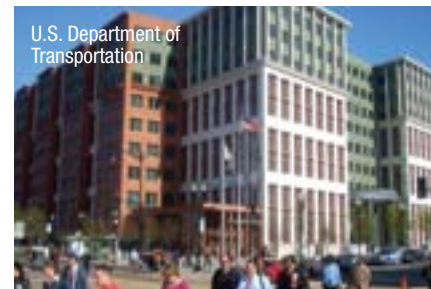


at the fore FRONT



Once-in-a-Generation Opportunity

The Capitol Riverfront, the "Front," is DC's new neighborhood on the river, a growing district-within-the-District that extends the city's skyline to the water's edge. Located five blocks south of the U.S. Capitol Building, the Front offers the extraordinary advantages of riverfront living, exceptional value, distinct industrial heritage, and access to unique parks and trails, sports and entertainment, transportation options, and proximity to Capitol Hill. Upon build out, the neighborhood will add over 36 million square feet of development and over 60% of the neighborhood will have been rebuilt with new office, residential, retail, hotels, and parks. In the Front, DC's businesses and residents are part of a once-in-a-generation opportunity to shape a new community.



CAPITOL RIVERFRONT DEVELOPMENT DATA				
	Existing	Under Construction	Planned	Totals
Office Sq.Ft.	6,888,040	362,000	8,148,130	15,398,170
Retail Sq.Ft.	172,129	54,500	755,487	982,116
Residential Units	2,427	609	6,096	9,132
Hotel Rooms	204	0	921	1,125
Total Sq.Ft.	10,982,493	1,024,500	24,719,935*	36,726,928*
Est. Total Cost	\$2.5 billion	\$566 million	\$6 billion	\$9.1 billion

Source: Capitol Riverfront 3Q 2011 * Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined

river FRONT



A Vital Riverfront

The river and its renewal are at the heart of the Capitol Riverfront. From the foundations of its 19th-century heritage as a shipbuilding and maritime powerhouse, today the Front is leading the way in green innovation, riverfront revitalization, and commitment to sustainable development. Unwind or recharge with nature in the Capitol Riverfront. Visit the Yards Park to enjoy impressive vistas, water features, events, and green open space along the river. The riverwalk trail is a pedestrian/bicycle promenade providing spectacular views. In addition, Canal Park will open in summer 2012 with gathering space, water features, a restaurant pavilion, children's play area, and seasonal ice skating rink. The Front is the only DC neighborhood with the amenities of four new public parks, piers for boat docking, and riverfront access.



Canal Park opening in summer 2012



The Yards Park along the Anacostia River

FRONT & center



Access to Everything

The Front is a mixed-use neighborhood adjacent to Capitol Hill and Downtown with an urban riverfront experience. The Front is creating a forward-thinking business center with exceptional value and tenant appeal. Renovated brick warehouses and newly completed buildings create a lively retail district with over 9 new restaurants opening in 2012. In addition, the Front has already established itself as a residential neighborhood. Over 31,570 people live within one mile of the Front.

The Front is conveniently and centrally located, sharing its northern border with Capitol Hill. The Front is easily accessible with Metrorail's Green line at the Navy Yard Station or Blue/Orange Lines at the Capitol South Station; the Circulator Bus to Union Station; and direct connection to I-395 and I-295 freeways. The Front is linked to several regional bicycle routes and Reagan National Airport is only 5 miles away.



Circulator Bus connects Union Station & Navy Yard Metro

NINE RESTAURANTS OPENING IN 2012

- | | | |
|----------------------|--------------------|---------------------|
| Austin Grill Express | Buzz Bakery | Lot 38 Espresso Bar |
| be right burger | Huey's 24/7 Diner | Potbelly |
| Brewery & Restaurant | Kruba Thai & Sushi | Willie's Brew & Que |