

FRONT FALL 2011 page news

NEWS FROM THE CAPITOL RIVERFRONT BUSINESS IMPROVEMENT DISTRICT IN WASHINGTON, DC

9

new restaurants opening in the Front in 2012

- New retail includes a brewery concept from Neighborhood Restaurant Group, Buzz Bakery, Kruba Thai & Sushi, Huey's 24-hour Diner, Potbelly, Be Right Burger, Austin Grill Express, Canal Park Restaurant and Lot 38 Espresso.
- Harris Teeter construction at 1212 4th St, SE begins by end of September 2011.
- Existing Marriott by Courtyard, Trapeze School of New York, Subway Restaurant, and Justin's Cafe continue to surpass sales expectations.

120

events occurred in the first year of the Yards Park.



Concert at the Yards Park



Future Boilermaker Shops

- Friday Evening Concerts brought 1,000 to 1,500 attendees per week.
- Canal Park to open 2Q 2012 with water features, seasonal ice skating rink and restaurant.
- Riverwalk Trail connection opens in fall 2011 creating a continuous mile of riverfront access for recreation.

Home to 35,000+

daytime employees in nearly 7 million square feet of office space

- 1015 Half Street completed.
- 200 I Street delivers in 2012 and will be occupied by three district agencies and an art gallery.
- Existing tenants include US Navy, US Dept of Transportation, Booz Allen Hamilton, the DC Department of Transportation, Bureau of Land Management, Federal Aviation Administration, William C. Smith + Co., CSC, Living Classrooms, Alion, BAE Systems, Lockheed Martin, Parsons Engineering, and more.

95% of apartments are leased in the Front.

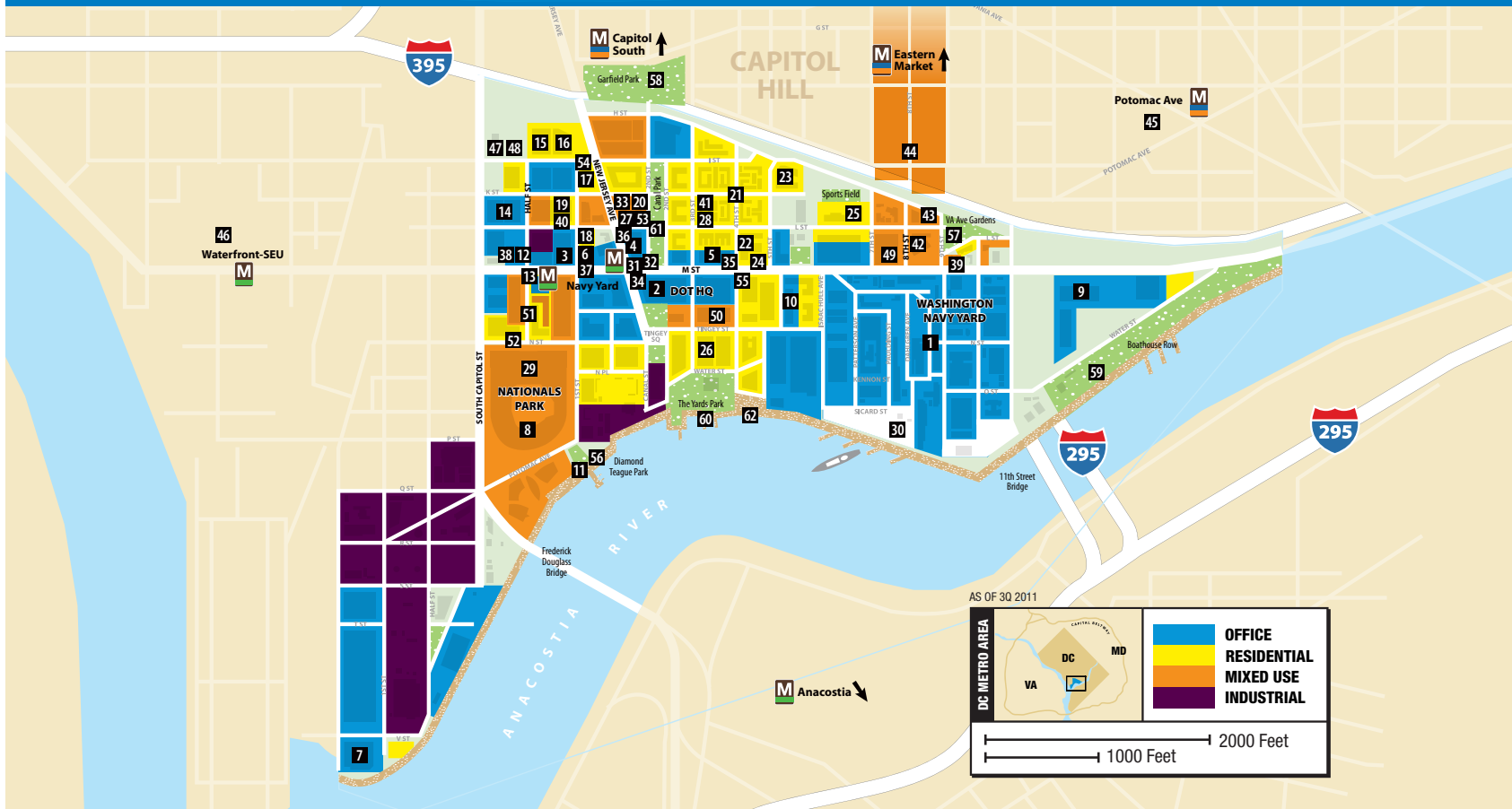
- Over 31,570 people live within one mile of the Front.
- Population of over 3,300 residents just within the BID boundaries.
- 609 residential units currently under construction
- Another 655 units announced plans to start construction by mid 2012.



Apartments at 909 New Jersey Ave

ABOUT THE CAPITOL RIVERFRONT

Located just five blocks south of the U.S. Capitol Building, the Capitol Riverfront is leading the way in parks and green innovation, pairing the extraordinary advantages of riverfront city living with access to what matters: parks and trails, sports and entertainment, exceptional value, transportation, and proximity to Capitol Hill. The Capitol Riverfront is home to 35,000 day time employees in nearly 7 million SF of office space, over 3,300 residents, a 204-room Marriott hotel, three public parks, and the Nationals ballpark. Upon build-out, the neighborhood will add a total of 36 million SF of development and over 60% of the neighborhood will have been rebuilt with new office, residential, retail, hotels, and parks. Visit www.capitolriverfront.org for more information on the neighborhood.



CAPITOL RIVERFRONT LAND USE, EXISTING TENANTS & AMENITIES

OFFICE

1. Washington Navy Yard & NCIS
2. U.S. Dept of Transportation HQ
3. BAE Systems, AT&T
4. Alion, William C. Smith & Co.
5. Lockheed Martin, Perot Systems, CACI, Sandler, Reiff & Young
6. Parsons Engineering
7. U.S. Coast Guard HQ
8. Washington Nationals
9. Unity Health Care, Computer Science Corp (CSC), General Dynamics, Northrup Grumman
10. Living Classrooms, BID Clean and Safe Teams, Rand Construction
11. Earth Conservation Corps
12. Bureau of Land Management, Booz Allen Hamilton
13. Sayres Associates, DC Dept. of Transportation, FAA
14. 1015 Half Street

RESIDENTIAL

15. Jefferson at Capitol Yards
16. Axiom at Capitol Yards
17. 909 at Capitol Yards
18. Onyx on First
19. Velocity Condos
20. Capitol Hill Tower Co-Op
21. Capitol Quarter Townhouses
22. 400 M Street
23. Cappers Senior Home
24. Carroll Apartments
25. Marine Bachelor Quarters
26. Foundry Lofts

RETAIL, HOSPITALITY & ENTERTAINMENT

27. Courtyard by Marriott
28. Casa degli Angeli B&B
29. Nationals Park
30. Navy Yard Museum & USS Barry ship
31. CVS Pharmacy

32. Subway & Five Guys

33. Congressional Dry Cleaners
34. Starbucks
35. Sizzling Express
36. Capital One Bank
37. SunTrust Bank
38. Wells Fargo Bank
39. Domino's Pizza
40. Justin's Café
41. Cornercopia Market and Deli
42. Quiznos, Port Café, Chicken Tortilla
43. Dogma Dog Daycare
44. Barracks Row (Over 30 restaurants including Matchbox, Belga Cafe, Cava, and more)
45. Harris Teeter at Potomac Ave
46. Safeway at Waterfront Station
47. McDonalds
48. Splash Car Wash
49. Blue Castle, Car Barn
50. Boilermaker Shops (2012)

51. Half Street District

52. The Bullpen I
53. Lot 38 Espresso Bar
54. Harry's Reserve
55. Harris Teeter (under construction)

PARKS & THE RIVER

56. Diamond Teague Park & Piers
57. Virginia Ave. Park & Community Gardens
58. Garfield Park
59. Anacostia Boathouse Row
60. The Yards Park
61. Canal Park
62. Riverwalk Trail