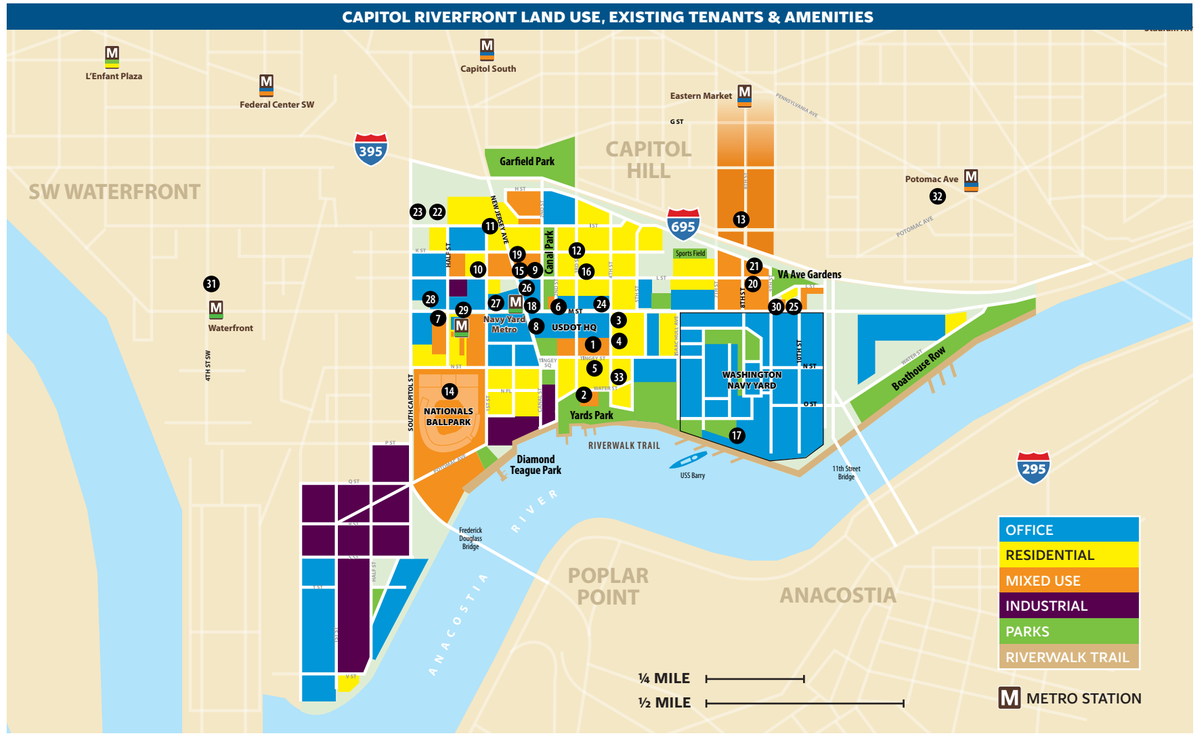
CAPITOL RIVERFRONT LAND USE, EXISTING TENANTS & AMENITIES



RETAIL, HOSPITALITY, ENTERTAINMENT, & AMENITIES

1. Boilermaker Shops (Wells Cleaners and six restaurants including Bluejacket Brewery, Buzz Bakery, Willie's Brew & Que, & more)
2. Lumbershed Building (Osteria Morini Italian restaurant and more)
3. Harris Teeter grocery store (2014)
4. Vida Fitness, Bang Salon, and Aura Spa (2014)
5. Potbelly, Kruba Thai & Sushi
6. Canal Park Tavern
7. Fairgrounds Outdoor Market
8. Starbucks
9. Lot 38 Espresso Bar
10. Justin's Café & Bar
11. Harry's Reserve
12. Cornercopia Deli/Market
13. Barracks Row (Over 30 restaurants including Matchbox, Belga Café, Cava and more)
14. Nationals Ballpark
15. Courtyard by Marriott
16. Casa degli Angeli B&B
17. Navy Yard Museum & USS Barry Ship
18. CVS, Five Guys, Subway, Capital One Bank
19. Congressional Dry Cleaners
20. Port Café, Quiznos, Chicken Tortilla
21. Dogma Dog Day Care
22. Splash Car Wash
23. McDonalds
24. Sizzling Express
25. Dominos Pizza
27. Gordon Biersch, Sun Trust Bank
28. Wells Fargo Bank
29. Bank of America
30. Wagtime Too
31. Safeway at Waterfront Station
32. Harris Teeter grocery store
33. Trapeze School

CAPITOL RIVERFRONT: CENTER CITY CONTEXT

COVER PHOTOS:

Top: Park Chelsea apartments
Left: Kruba Thai and Sushi restaurant
Bottom: Yards Park Friday Evening Concert

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CAPITOL RIVERFRONT

BE OUTFRONT

Capitol Riverfront Business Improvement District

2012/2013

CAPITOL RIVERFRONT

SUMMARY STATISTICS

35,000
DAYTIME POPULATION

31,906
RESIDENTS WITHIN ONE MILE

3,800+
RESIDENTS WITHIN THE CAPITOL RIVERFRONT

69%
PERCENTAGE OF RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER WITHIN ONE MILE

$93,115
AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE

2.5 MILLION
AVERAGE ANNUAL VISITORS TO THE CAPITOL RIVERFRONT

CAPITOL RIVERFRONT

TENANTS

Existing Office Tenants

Washington Navy Yard • U.S. Dept. of Transportation HQ • Booz Allen Hamilton • BAE Systems • Alion Science & Technology • General Dynamics • Lockheed Martin • CSC • Parsons Engineering • Delta Resources • CACI • U.S. Bureau of Land Mgmt. • DC Department of Transportation • Perot Systems • William C. Smith & Co. • Washington Nationals Baseball Club • Earth Conservation Corps • Sayres & Associates • DC Office of the Chief Technology Officer • DC Child and Family Services Agency • DC Commission on the Arts and Humanities • Living Classrooms • Rand Construction

Existing & Opening Soon Retail

Courtyard by Marriott • CVS • Starbucks • Lot 38 Espresso Bar • Potbelly • Kruba Thai and Sushi • Cornercopia Market & Deli • Gordon Biersch • Bluejacket Brewery • Buzz Bakery • Willie's Brew & Que • Park Tavern • Five Guys • Subway • Justin's Café • The Port Café • Chicken Tortilla • Harry's Reserve • Quiznos • Osteria Morini • Wells Fargo • Capital One Bank • SunTrust Bank • Bank of America • Congressional Dry Cleaners • Sizzling Express • Dogma Dog Care • Casa degli Angeli B&B • Harris Teeter (2014) • Vida Fitness, Bang Salon, and Aura Spa (2014) • Wells Cleaners • Trapeze School • Wagtime Too

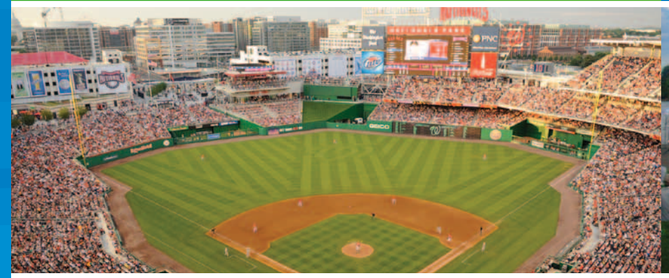
Source: Capitol Riverfront BID 3Q 2012

CAPITOL RIVERFRONT BE OUT FRONT

at the foreFRONT

river FRONT

FRONT & center



ONCE-IN-A-GENERATION OPPORTUNITY

U.S. Department of Transportation

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

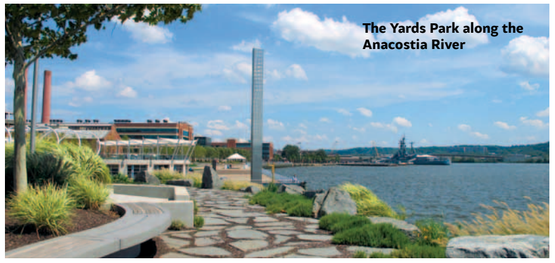
	Existing	Under Construction	Planned	Totals
Office Sq.Ft.	7,238,040	29,350	8,004,780	15,272,170
Retail Sq.Ft.	187,129	144,850	566,137	898,116
Residential Units	2,760	494	6,606	9,860
Hotel Rooms	204	0	1,051	1,255
Total Sq.Ft.	11,728,493	703,200	24,473,872*	36,905,565*
Est. Total Cost	$2.7 billion	$538 million	$6.3 billion	$9.5 billion

*Source: Capitol Riverfront BID 3Q 2012 * Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined*

A VITAL RIVERFRONT

Canal Park

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 visitas, 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, which is located in the heart of the Capitol Riverfront, offers community gathering space, water features, The Park Tavern restaurant, a kid's play area and a seasonal ice skating rink. The Front is the only DC neighborhood with the amenities of four new public parks.


The Yards Park along the Anacostia River

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 20 existing and new restaurants. In addition, the Front has already established itself as a residential neighborhood. The neighborhood is approaching 4,000 residents and over 31,570 people live within one mile.

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/Ballpark Station or Blue and 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

EXISTING AND OPENING SOON RETAIL AMENITIES

- Bluejacket Brewery
- Buzz Bakery
- Kruba Thai and Sushi
- Potbelly
- Willy's Brew and 'Que Sportsbar
- Park Tavern
- Lot 38 Espresso Bar
- Gordon Biersch
- Osteria Morini Italian restaurant by NYC Chef Michael White
- Harris Teeter grocery store (2014)
- Vida Fitness, Bang Salon, and Aura Spa (2014)