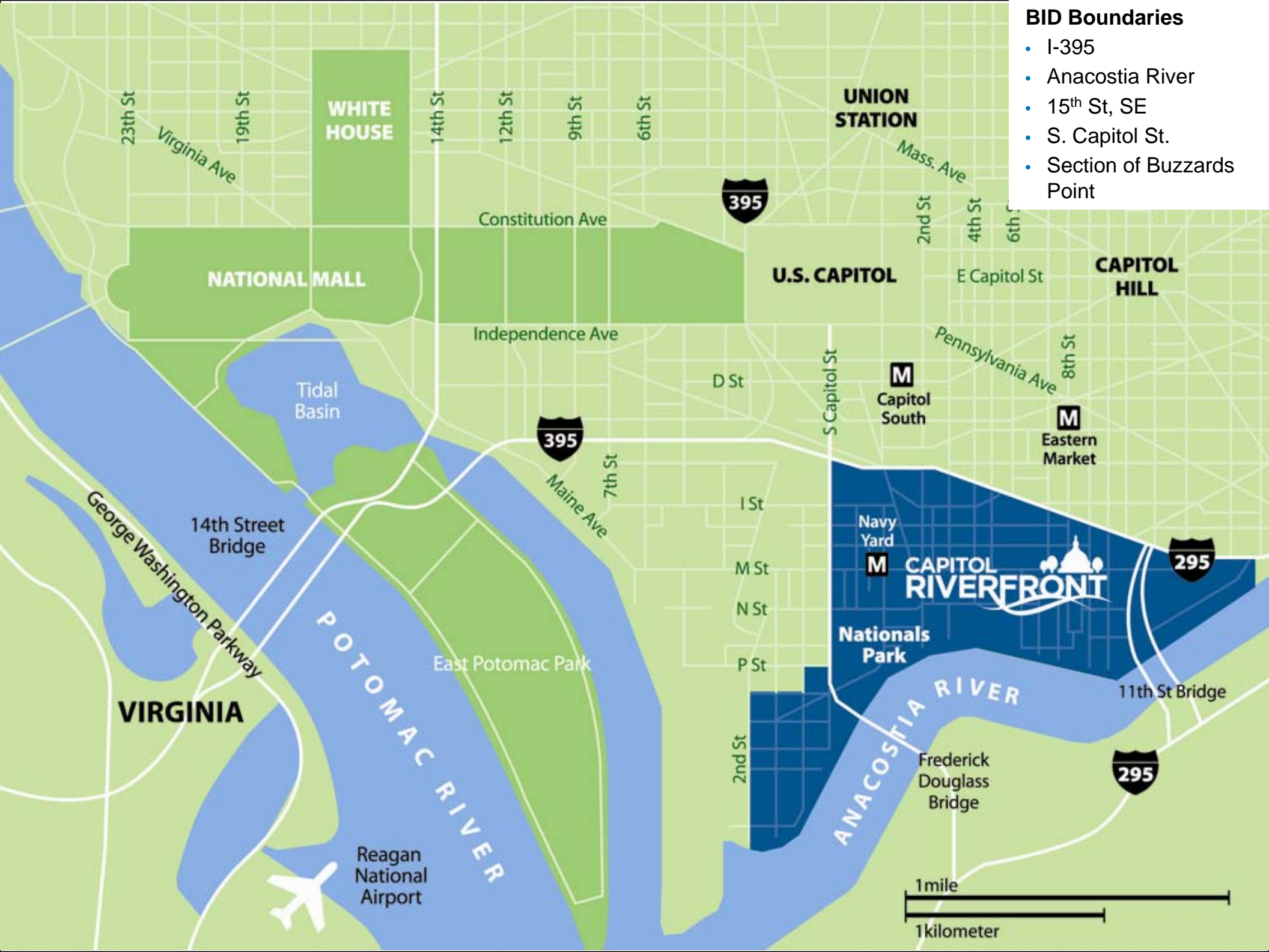




CAPITOL RIVERFRONT

Summary Overview



BID Boundaries

- I-395
- Anacostia River
- 15th St, SE
- S. Capitol St.
- Section of Buzzards Point

WHITE HOUSE

UNION STATION

NATIONAL MALL

U.S. CAPITOL

CAPITOL HILL

Tidal Basin

M
Capitol South

M
Eastern Market

George Washington Parkway
14th Street Bridge

POTOMAC RIVER

East Potomac Park

M
Navy Yard

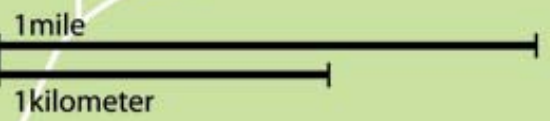
CAPITOL RIVERFRONT

Nationals Park

11th St Bridge

VIRGINIA

Reagan National Airport



The Capitol Riverfront in Context

AWI Framework Plan completed in 2003





Daytime Population – estimated 35,000



Navy Yard Metro Weekday Avg – 16,250



2.3 million+ visited Nationals Park



US DOT - 6,500 Employees

Capitol Riverfront Data – 1Q 09

- Daytime population of 35,000 people
- Currently 1,500+ residents in the CR BID expected to approach 2,000 by the end of 2009
- 27,000+ people live within one mile of 3rd & M Streets, SE
- Avg. HH income within one mile of 3rd & M St. = \$86,000
- Diamond Teague Park opens in summer 2009
- The Yards Riverfront park opens in summer 2010
- Over 2.5 million people visited the Capitol Riverfront in 2008, including 2.3 million+ at Nationals Park for Baseball, Papal Visit, Opera in the Outfield, etc. and 292,000 at the Naval Museum (in 2007 a total of 2.4 million people attended events at the Verizon Center)
- Navy Yard Metro weekday avg = 16,250

Status	Total SF	Office SF	Retail SF	Residential Units	Hotel Rooms	Estimated Total Cost
Completed/Existing	9,631,493	6,247,967	133,280	2,067	204	\$2.2 billion
Under Construction	1,095,000	654,000	38,000	313	0	\$360 million
Planned	23,274,565	15,607,714	847,065	6,675	921	\$5.2 billion

Source: Capitol Riverfront BID, 1Q 2009



Capitol Riverfront at Build Out

- 34 million total sq. ft. of development
- 15.5 million sq. ft. of office
- 9,000 residential units
- 1,000,000 million sq. ft. of retail
- 1,200 hotel rooms
- 4 new parks & riverwalk trail
- \$7.7 billion+ in total investment



The Capitol Riverfront Unfolds



BRAC decision consolidates NAVSEA to Navy Yard
1995

7,500 new employees come to Navy Yard bringing total to 13,000

300 M, 80 M, & Maritime Plaza I are completed

JBG Site Selected for DOT HQ

DC receives HOPE VI grant for ACC
2001

GSA Selects Forest City to develop SEFC now "The Yards"

DOT HQ begins construction

AWC Created

Baseball's return to DC officially announced

Capitol Hill Tower/Courtyard Marriott begin construction

2004

1999

3 new office buildings & Navy campus expansion begin construction

2003

AWI Framework Plan Completed

2 more office buildings deliver – Federal Gateway I & Maritime Plaza II



Land Acquisition Frenzy
Rages

Endless stadium lease
negotiations

20 M Street begins
construction

2005



AWC & NCRC folded into DMPED
Navy Yard Metro Expansion
DOT HQ Delivers + 6,500 employees

20 M Street delivers

55 M Street, 909 @ Capitol Yards &
Velocity Condos begin construction

Douglass Bridge Lowered

Old Capper seniors' home demolished

Vast infrastructure improvements

Capitol Riverfront BID created

2007

2006

ACC demolition begins

Stadium Construction Begins

Capitol Hill Tower/Courtyard Marriott
Opens

Capper Senior #1 Delivers

PILOTs for roads, sewers & parks
approved

100 M, Onyx On First, Jefferson &
Axiom @ Capitol Yards all begin
construction





Nationals Park Opens

Jefferson & Axiom @ Capitol Yards,
Onyx on First Deliver – 960 Apts.

100 M Street Delivers – 80,000
leased by Parsons-now 50% leased

1015 Half Street begins construction

Foundry Lofts at The Yards under
construction

Construction begins on Diamond
Teague Park

Capitol Quarter townhomes under
construction

2008



1015 Half Street delivers

Yards riverfront park delivers

Foundry Lofts Deliver (170 units)

Canal Park delivers (4Q or 1Q '11)

Yards Boilermaker retail opens (4Q)

Capitol Quarter townhomes continue
to deliver

2010



2009

909 @ Capitol Yards, Velocity
Condos, Capitol Quarter
townhomes deliver – 500 units

55 M Street Delivers –
275,000 SF

Diamond Teague Park Opens

Boilermaker Retail Shops
begin construction

Artomatic & Other Events

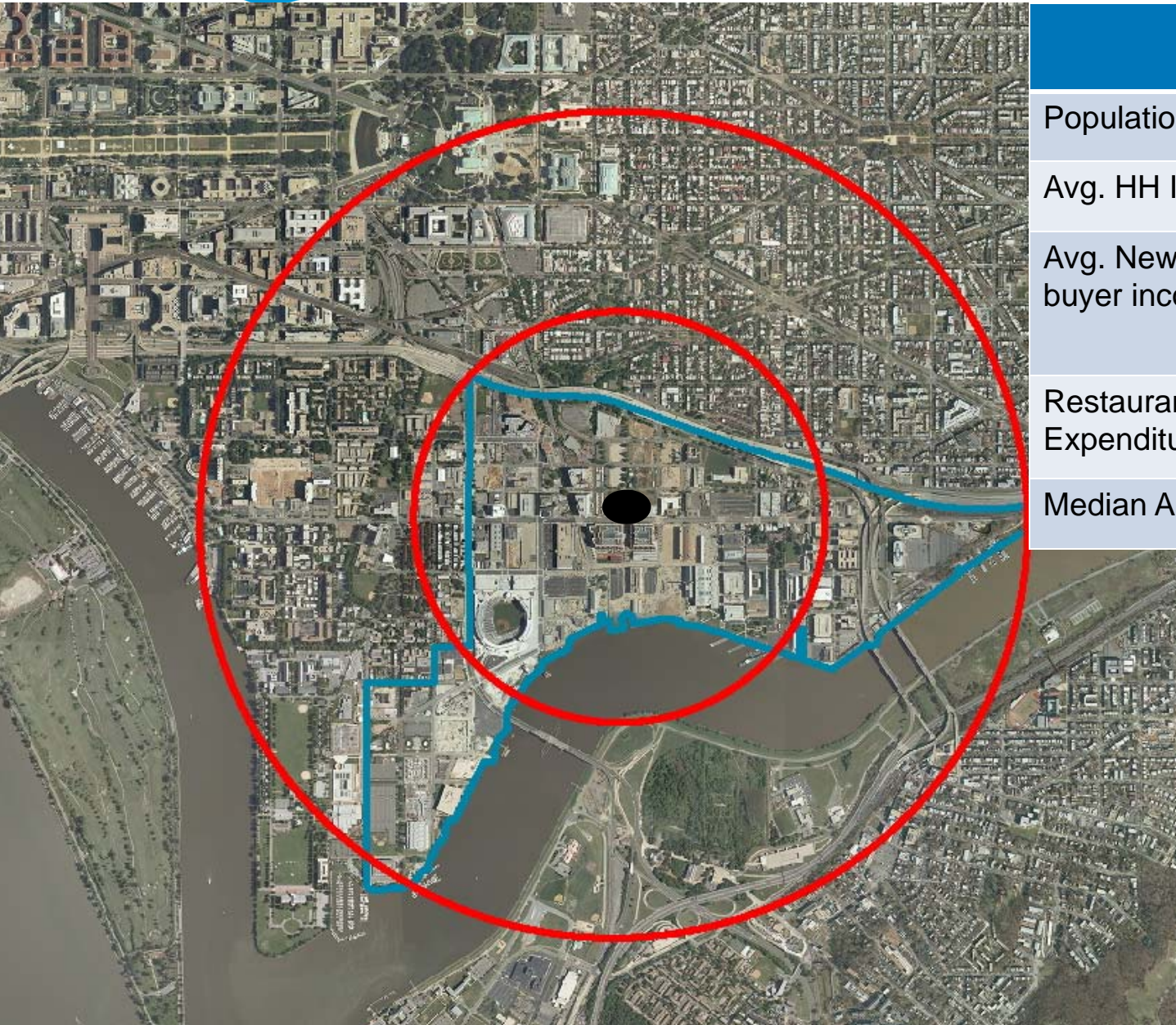




The Capitol Riverfront's Opportunities

- “Green” neighborhood with four parks & river access
- Unobstructed views of the US Capitol
- Regional transportation accessibility
 - Three Metro subway lines (Green, Orange, Blue)
 - Two interstate freeways (I-395, I-295)
 - Metro bus lines & Circulator Bus to Union Station
 - Proposed water taxi service
- Retail & entertainment districts anchored by Nationals Park
- Proximity to US Capitol, Downtown & Reagan National Airport
- Lower lease rates – typically \$10–\$15 psf less than downtown
- Live near work - walkable urbanity
- Non Profit Tax Abatement Program (proposed)





	Half mile	1 mile
Population	5,838	27,645
Avg. HH Inc	\$98,727	\$86,052
Avg. New Home buyer income*	\$141,125	\$131,870
Restaurant Expenditures	\$13 million	\$57 million
Median Age	36.4	38.5

Source: ESRI 2008 Estimates
 *Social Compact – 2003 - 2006



The Business Improvement District



Capitol Riverfront BID

- 8th BID to be created in District – summer 2007
- Planning process to create BID took one year
- Approximately 500 acres in size – 60% of which will be demolished and built anew
- \$1.6 million budget – 4 full time staff w/Clean & Safe teams
- Estimated 20 year build-out of development program
- Governed by a 21 member board of directors
- 501(c)(6) nonprofit, but a public/private partnership
- BID Tax funds all BID operations, work programs & administrative costs



Capitol Riverfront BID Services

- Clean Teams & Hospitality/Safety Ambassadors
- Marketing, Branding & PR
- Economic Development and Business Attraction (Office, Retail & Residential Attraction)
- Coordination with Decision Makers & Advocacy
- Community Building & Special Events
 - (DOT Farmers Market, Lunchtime Concerts, Outdoor Movies, Artomatic)



- ▶ Every Wednesday from noon – 1:30pm (May – July)
- ▶ Located on Tingey Plaza behind the U.S. DOT Buildings



Outdoor Movies

- ▶ Thursday Nights from 6:30pm – 10:30pm (June – August)
- ▶ Nintendo Wii and inflatable baseball games begin @ 6:30pm
- ▶ Movie begins at 8:00pm



- ▶ Tuesdays from 10:00am – 2pm (May – November)
- ▶ Partnership with the U.S. DOT
- ▶ Fresh Produce, breads, lunch vendors



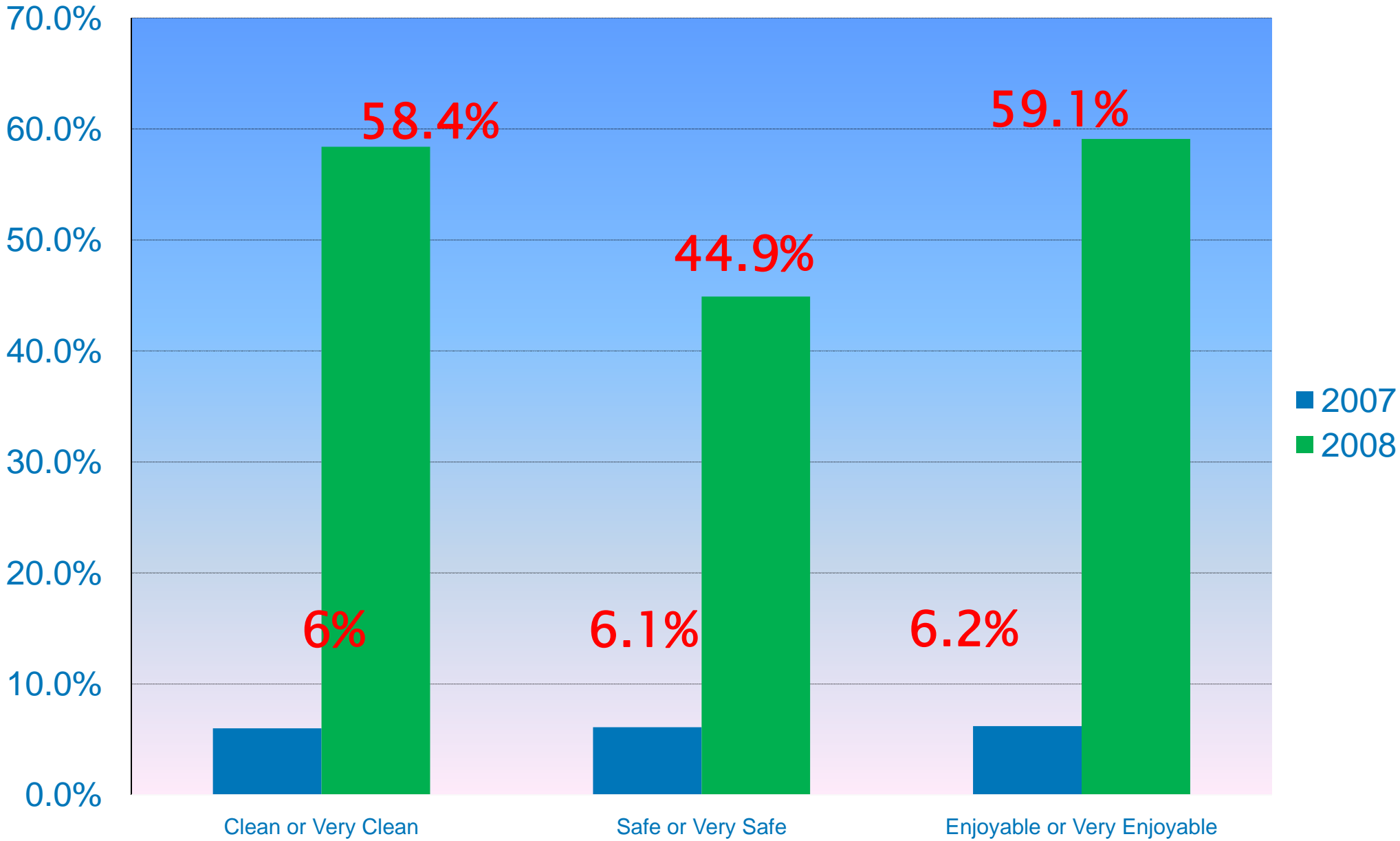


Perception Survey Results

2008 = 231 Responses

vs.

2007 = 101 Responses



Development Districts



Canal Park

Development North of M St
(Capitol Yards, Velocity, Opus, DRI)

Half Street

Capper Hope VI

Barracks Row

Nationals Park

The Yards



Two Mixed-Use Projects

Monument/Akridge Half Street



- 275,000 SF **office**
- 320 **residential** units
- 50,000 SF **retail**
- 200-room **boutique hotel w/ bar**
- **Pedestrian gateway** to the new ballpark

Forest City's The Yards



- 42 acre site fronting on the river
- 1.8M+ SF **office**
- 2,800+ **residential** units
- 400,000 SF **retail** - **100K** in '10 – '12
- Use of several historic Navy Yard building in projects
- 5 acre **riverfront park (Summer '10)**

Forest City: The Yards Project



Monument's Half Street





FRP: RiverFront on the Anacostia



- 545,000 SF of office
- 80,000 SF of retail
- 275 Residential Units
- 325 Hotel Rooms
- Construction to begin in 2011

Parks and Open Space

Under construction & planned

Canal Park, 1Q – 2Q 2011



The Yards Riverfront Park, 2Q 2010



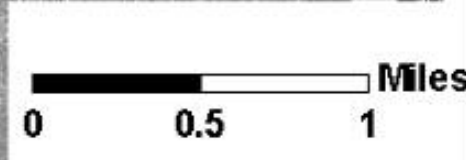
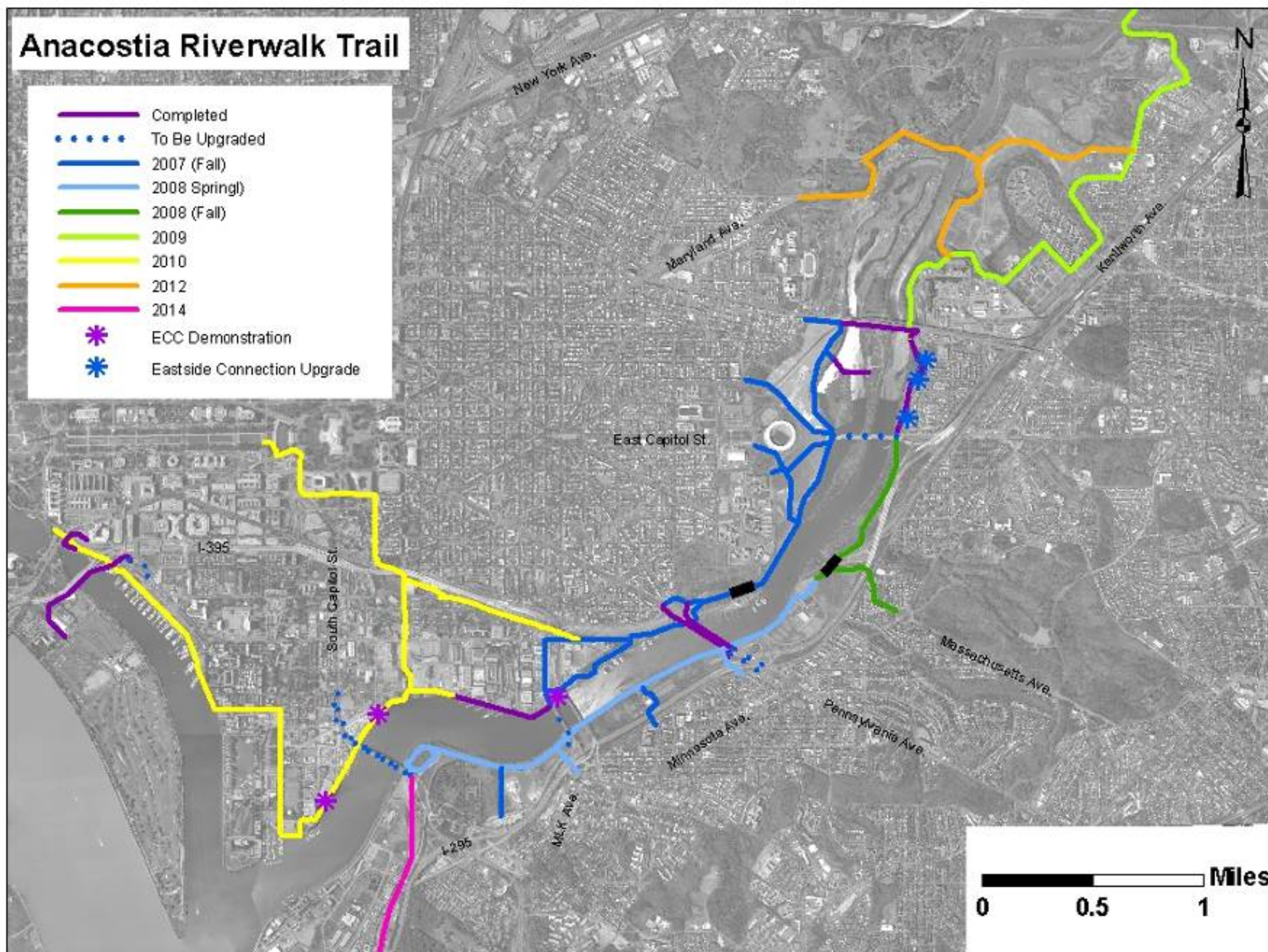
The Riverwalk Trail,
Existing – 2012



Diamond Teague, Spring 2009

Anacostia Riverwalk Trail

- Completed
- To Be Upgraded
- 2007 (Fall)
- 2008 Spring
- 2008 (Fall)
- 2009
- 2010
- 2012
- 2014
- ECC Demonstration
- Eastside Connection Upgrade





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