



The Capitol Riverfront – Be Out Front



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During this recession, it is easy to forget that we live and work in perhaps the most resilient city in the country – where our economy is still expanding. After ten years of rapid economic expansion, job growth and a robust development dynamic, the Washington area economy has slowed. Project financing is difficult and local governments are experiencing budget shortfalls.

However, this recession and resulting development slow down also presents an opportunity. Emerging areas like the Capitol Riverfront, NoMa and Mt. Vernon Triangle have the opportunity to examine their current status, work on neighborhood fundamentals, and begin “positioning” for the next wave of economic expansion.

That is certainly the case in the Capitol Riverfront as we evaluate and re-focus our operations, business attraction efforts, marketing and branding initiatives, and community building efforts in order to support our neighborhood fundamentals: 1) we are at the **forefront** of a once in a generation opportunity to build a new community on the river; 2) we are part of a **riverfront renewal** effort that will create a vital Anacostia River and celebrate living on the river; and 3) we are **front and center** with access and proximity to everything that matters.

The Capitol Riverfront, “The Front,” is DC’s new neighborhood on the river, a growing and established district-within-the-District that extends the city’s skyline to the water’s edge. Located just five blocks south of the US Capitol Building, The Front offers the



EYA’s Capitol Quarter Town House; 78% sold; largest LEED home project in U.S.

best in city living with the extraordinary advantages of a riverfront setting, distinct industrial and maritime heritage, and access to what matters — unique parks and trails, sports and entertainment, exceptional value, and proximity to Capitol Hill.

Life at the Fore Front

In the Front, DC’s businesses and residents are active participants in a once-in-a-generation opportunity to shape a new community. The Front is leading the way in green innovation and setting a new standard for 21st century communities. Here green is more than a color – it is a lifestyle evident in sustainable develop-

Development Summary

Estimated Delivery	Office Sq. Ft.	Retail Sq. Ft.	Residential Units	Hotel Rooms	Total Sq. Ft.	Estimated Total Cost
Existing/ Completed	6,247,967	133,280	2,067	204	9,631,493	\$2.2 billion
Under Construction	654,000	38,000	313	0	1,095,000	\$360 million
Planned	8,705,747	847,065	6,675	921	23,274,565*	\$5.2 billion
Totals	15,607,714	1,018,345	9,055	1,125	34,001,058*	\$7.7 billion

Source: Capitol Riverfront BID 1Q 2009

* Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined

ment, transportation access, an urban walkability, active public parks, and community values.

The Front is already home to a high density, mixed-use community of:

- 35,000 daytime employees in 6.2 million SF of office including the U.S. Navy/NAVSEA Operations and the U.S. Department of Transportation
- 2,067 residential units including apartments, condos, co-ops and townhouses that are over 60% leased or sold, and over 50% occupied
- a 200-room Courtyard by Marriott that just celebrated it's three year anniversary and experiences close to 80% occupancy
- the 41,000 seat Nationals Park

As the following development summary illustrates, we have achieved approximately 27% of our ultimate build-out scenario and our residential component continues to expand and be occupied despite the recession. We expect to have 2,000 residents living in the Front by the end of 2009 – a great beginning for our new urban neighborhood and the critical mass that retailers look for in location decisions.

A Vital River Front

The river and its renewal are at the heart of the Capitol Riverfront, offering impressive waterfront vistas and unique opportunities to unwind or recharge with nature. The Front is a place for an active and healthy lifestyle offering connections to a 20-mile riverwalk trail that when completed will be a pedestrian/bicycle promenade providing spectacular views of the river and the city's skyline. In addition, four new public parks and piers for boat docking will provide a variety of river access, open space, and recreational amenities.



The Yards Riverfront Groundbreaking



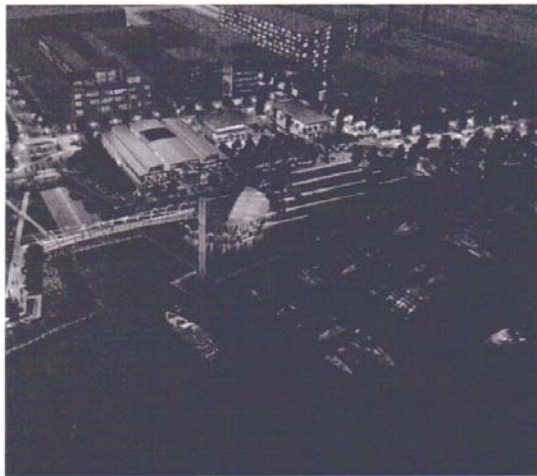
Akridge— Half Street (West Side): 370,000 SF Office, 75,000 SF Retail, and 280 Residential Units.

The Front is the only DC neighborhood with three new parks opening in the next three years:

- Diamond Teague Park with water taxi piers in July 2009;
- The 5.5 acre Park at the Yards in summer 2010; and
- Canal Park, a model of environmental sustainability, in 2011.

These three parks not only provide access to the river and neighborhood recreation opportunities; they also serve as the front yard for our neighborhood and are integral to our efforts to create community and a sense of place in the Front. The Capitol Riverfront BID will be responsible for the maintenance and programming of the Park at the Yards and Canal Park.

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The Yards by Forest City Washington

CAPITAL RIVERFRONT continued from page 11*Lunchtime Concerts in Tingey Plaza***A Front Row Seat to Everything That Matters**

In the Capitol Riverfront you have access to what matters. The Front is a mixed-use neighborhood close to Capitol Hill, entertainment, and an urban riverfront experience. This neighborhood is the smartest addition to the city, creating a forward-thinking business center with exceptional value and tenant appeal. Renovated brick warehouses and newly completed buildings will create a lively retail district with new dining, shopping, entertainment venues, and outdoor cafes. Plus, the Front has already established itself as a growing residential neighborhood with wide appeal. The Capitol Riverfront is home to lively community events and entertainment including:

- Lunchtime concerts
- Outdoor movies
- Farmers' market
- Holiday market
- Rooftop happy hours
- Environmental clean-up days & community planting days
- The 10th anniversary of Artomatic
- Half Street "Bullpen"
- Nationals Park with baseball, concerts, movies, & "Opera in the Outfield"

And in the Front you have easy access to the rest of downtown and the region's attractions.

The Front is conveniently and centrally located. Sharing its northern border with Capitol Hill, the Front is within walking distance of the Barracks Row restaurant district. The Front is easily accessible with direct connection to I-395 and I-295;

Metro's Green Line at the Navy Yard Station or Blue/Orange Lines at the Capitol South Station; and the Circulator Bus linking to Union Station and the Red Line. Reagan National Airport is only a 10-minute drive away and the Front is linked to several regional bicycle routes and trails.

Be Out Front

The Capitol Riverfront BID is committed to working with our property owners and stakeholders in creating the highest quality public realm possible in the Front. We have increased our efforts in business attraction and work with brokers daily in attracting new office tenants, retail and restaurant opportunities, and new residents to this growing neighborhood. Our new branding campaign seeks to help the region understand where we are located, who we are, what we are becoming, and the magnitude of this city building effort – the largest riverfront development project in the country.

We all know that the economy will eventually rebound and development will resume. The Capitol Riverfront will be ready for that rebound. We have been and will continue to position for the future and to get our fundamentals right – a sense of community and place creation, a high quality public realm, unique identity in the marketplace, services for employees, residents and visitors, having access to what matters, and being able to enjoy a vital riverfront.

So join us in this once-in-a-generation effort to build a new city on the river. Adopt a sustainable lifestyle and enjoy a riverfront setting. Choose to lead and live from the front. More information is available on the Front at www.capitolriverfront.org. ▲

Be Out Front. The Capitol Riverfront.*The Jefferson and Axiom at Capitol Yards*