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## Annual Report

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## State of the Front

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Image courtesy of the Washington Nationals
In the Capitol Riverfront, DC’s businesses and residents are part of a once-in-a-generation opportunity—shaping a new community on the river in one of the largest riverfront redevelopment projects in the U.S.

Located just five blocks south of the U.S. Capitol building, the Capitol Riverfront offers the best in city living with the extraordinary advantages of a riverfront setting, exceptional values, a distinct maritime and industrial heritage, unique parks and riverwalk trails, sports and entertainment, and proximity to Capitol Hill. The Capitol Riverfront 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.

The Front encompasses an area of approximately 500 acres located between the U.S. Capitol building and the Anacostia River. The Capitol Riverfront is already home to:

- Daytime employment population of 35,000 people in 6.5 million square feet of office including the Washington Navy Yard and U.S. Department of Transportation
- 2,427 residential units and over 3,300 residents
- A 204-room Marriott hotel
- Diamond Teague Park and Piers, The Yards Park, and Virginia Avenue Park
- The 41,000-seat Nationals Park

Upon build-out over 60% of the area will have been demolished and rebuilt with new office, residential, retail, hotels and parks.

Daytime employment population is 35,000 people in 6.5 million square feet of office
The Capitol Riverfront BID serves as the management entity for this area and is governed by a board of directors composed of twenty-one (21) voting members that pay the BID tax, and seven (7) at-large, non-voting community stakeholders that are BID tax-exempt. Our FY10 operating budget was approximately $1.5 million and is funded through a special tax that owners vote upon themselves. Our organization is staffed by four (4) full-time professionals and nine (9) full-time Clean Team Members and Hospitality Ambassadors.

SERVICES PROVIDED BY THE BID IN FY 2010

- Clean Teams and Hospitality Ambassadors
- Public realm improvements
- Economic development and business attraction efforts
- Transportation analysis and coordination
- Marketing, branding and public relations initiatives
- Community building events
- Advocacy and educational outreach for the neighborhood

The mission of the Capitol Riverfront BID is to provide management services that assist in creating a neighborhood that is clean, safe, and friendly, as well as vibrant, fresh, progressive, and surprising. The BID supports the development of the Front as a new mixed-use riverfront community in Washington, DC.

where is the front?

The Capitol Riverfront is a regional destination that is conveniently and centrally located. Sharing its northern border with Capitol Hill, the Front is five blocks south of the U.S. Capitol building and west of the Barracks Row restaurant district. The Front is easily accessible with direct connection to I-395 and I-295, Metrorail’s Green line at the Navy Yard Station or Blue/Orange lines at the Capitol South Station, and the Circulator linking to Union Station and the Red line. Reagan National Airport is only a ten-minute drive away.
What a difference a year has made in the Capitol Riverfront neighborhood. Despite the effects of a slower economy, 2010 was a good year for the Capitol Riverfront in a number of ways: We opened The Yards Park, a new 5½-acre riverfront park that provides access to the Anacostia River and is the “Front Porch” for our community; Justin’s Café opened its doors in the first floor of Velocity condominiums and provided a new full-service restaurant experience; we achieved 3,000 residents, a significant milestone and urban residential “footprint”; and we hosted the first Anacostia River Business Summit, an event that celebrates the ongoing clean-up of the river and marks the progress of river-related projects.

Access to the river has always been one of our defining attributes and guiding principles, and it is now more evident than ever with the opening of The Yards Park to the public the weekend of September 10–12, 2010. The BID has assumed responsibility for maintaining and programming this waterfront asset. From the great lawn to the riverfront boardwalk, visitors to the park are afforded unparalleled access to and views of the Anacostia River.

The past year saw the BID continue to engage in community building projects with the introduction of a new farmers’ market, residents’ boat cruises embarking from Diamond Teague Park, an expanded Holiday Market and residents’ holiday party, and Fitness in the Front exercise classes. These events, when coupled with our annual outdoor movies and concerts, help create community and a sense of place for our residents, employees and visitors.

Our residential population continued to grow at an impressive rate and we now have over 3,300 residents in over 2,400 residential units. This is a significant residential “footprint” that adds to the appeal of our neighborhood for retailers and restaurants. And more residential growth is on the way with the renovation of the Foundry Lofts, Phase II of the EYA Capitol Quarter townhomes, and the Capper Carrollsburg residential project on Square 882 in 2011.

The Capitol Riverfront BID continues to position our neighborhood for the next wave of development through our ongoing business attraction efforts. Whether it is at ICSC conventions or through broker presentations in our offices, we constantly promote the office, retail, and restaurant opportunities in our neighborhood. We have also been part of the coalition that developed the recently adopted tax abatement program for nonprofits/associations as a tool for office tenant attraction.
“We achieved 3,000 residents, a significant milestone and urban residential ‘footprint.’”

We continued to *plan for the future* of the neighborhood as well by sponsoring the Lower 8th Street Vision Process, partnering with Council Member Tommy Wells on the Buzzard Point planning assistance team conducted by the American Planning Association, being stakeholders in the Marine Community Integrated Master Plan Process, participating in the Circulator expansion and streetcar planning process, as well as the effort to update the Center City Action Agenda.

And we strive to *improve connections in our neighborhood*, whether it is community events that connect neighbor to neighbor, planning for a new streetcar line on M Street to connect us to other neighborhoods, serving on the 11th Street Bridge Task Force to ensure regional access and connections, or continuing to push for completion of the Anacostia Riverwalk Trail in our neighborhood for connections to the river’s edge.

We are excited by what the future holds for the Capitol Riverfront neighborhood and hope that you enjoy this annual report that chronicles our efforts to build a new community on the river. Come join us for this once-in-a-generation opportunity.

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*Eric Siegel*
Chairman, Capitol Riverfront BID

*Michael Stevens, AICP*
Executive Director, Capitol Riverfront BID
The Capitol Riverfront BID’s Clean Team maintains the day-to-day cleanliness and appearance of the neighborhood while the BID’s Hospitality Ambassadors are stationed near the Metro stations to greet passersby, answer questions and monitor activity on the street.
The Clean Team and Hospitality Ambassadors create an attractive and welcoming environment in the Capitol Riverfront. The Capitol Riverfront perception survey shows that more respondents felt positive about the neighborhood’s cleanliness and safety compared to the two previous year’s survey (see graph below). This year the perception survey shows 85.3% of respondents think the BID is clean or very clean and 63.9% perceive the BID as safe or very safe.

In FY10, the BID increased Clean & Hospitality service hours until 8 pm Monday to Friday and continued Saturday service from 10 am to 2 pm. The BID also continued to leverage resources through a partnership with the DC Department of Employment Services (DOES). The Clean Team decreased the number of bags of trash collected from 7,526 bags in FY09 to 7,281 bags in FY10 and the number of hospitality assists also decreased from approximately 9,400 in FY09 to 9,250 in FY10.

Every day at work the Clean Team members maintain the public realm by picking up litter and emptying trash cans, mowing and landscaping, raking leaves or clearing snow, watering landscape planters, removing handbills/graffiti, responding to illegal dumping, and supporting community events. The two Hospitality Ambassadors greet passersby, answer questions and provide directions, and actively monitor activities on the streets. The crew members carry Nextel radios to communicate with the supervisor and fill out daily reports of work tasks and happenings in the neighborhood.

“Your on-site cleaning staff and the greeters at the metro are always very friendly. They do a hard job, but always are polite and cheerful. Kudos!”

~Submitted via 2010 Perception Survey
The BID works to improve the public realm in order to create a clean, high-quality, and unified look and feel in the neighborhood. This year the BID expanded the banner and snowflake program, implemented seasonal plantings in the M Street planters and worked closely with DDOT on repairs in the public realm, caring for trees, removing snow during the winter, and improving lighting at the underpasses.
The 21 large stone planters along M Street provide visual continuity and color to M Street. The planters were enlivened with over 280 pansies in the winter and 120 pansies in the spring. The existing rose bushes were pruned and bloomed again with the start of warm weather, and the pansies were replaced with over 180 lantana, potato vines, and reed grasses for the summer season.

The BID expanded its banner program to include First Street, SE and worked with the US DOT to design and develop a procedure for them to hang banners around their building. The BID increased the number of lighted holiday snowflakes from 30 snowflakes in FY09 to 46 snowflakes in FY10 and hung the snowflakes on additional streets to create a warm and festive winter atmosphere. The BID also continued its fence wrapping program to improve the pedestrian experience.

“Thank you! As a resident in the EYA townhouses, it’s really nice to have my commute to the Metro be very clean, easy to use, and friendly.”

—Capitol Riverfront resident submitted via 2010 Perception Survey

The BID worked in partnership with the District Department of Transportation to repair problems in the public realm. The BID submitted 49 service requests in FY10 including traffic and safety issues, potholes, parking and signage problems, and replacement of lights that were out at the New Jersey Avenue, SE, 3rd Street, SE, 5th Street, SE and 7th Street, SE underpasses. The BID also partnered with the DC Ward 6 arborist to identify locations for dead tree removal and/or locations for new tree planting this coming winter.
The Capitol Riverfront BID emphasizes economic development as one of its core work programs. The BID partners with property owners, the District Government and other entities to facilitate economic development activities in the Capitol Riverfront including business attraction; transportation/access and planning; and research and information.
Throughout the year the BID works in concert with property owners and brokers to give presentations and tours to numerous office and retail tenant prospects. During the course of the past year the BID has made over 90 presentations to potential office tenants, retailers, and investors. During FY10, the BID hosted a neighborhood retail summit and nonprofit/association summit, and was part of a coalition that developed a nonprofit tax abatement program as a tool for office tenant attraction. In addition, this year the BID collaborated with the Office of the Deputy Mayor for Planning and Economic Development as well as other BIDs to tour representatives of GSA’s Public Building Service for the National Capital Region. The BID was a sponsor of the DC booth at the International Council of Shopping Centers convention in Las Vegas and has an ongoing effort with the DC Economic Partnership to recruit retailers to the Front. The BID offices also serve as a marketing center for the entire neighborhood and meeting place for office, retail and residential prospects.

The Capitol Riverfront BID worked with DC Surface Transit (DCST) and the District Department of Transportation (DDOT) to oversee the first-year operations of the new Circulator bus route connecting the Union Station Metro Station and the Navy Yard Metro Station. The BID also worked on planning for future improvements to and expansion of the Circulator service, as well as plans for the future streetcar on M Street, SE. During FY10, Circulator bus ridership on the Navy Yard–Union Station route increased to an average of 33,457 riders per month from 31,900 riders per month in FY09. The BID also worked with DDOT to install a Capital Bikeshare Station at M Street and New Jersey Avenue, SE as well as First Street and N Street, SE.

The BID sponsored and led a year-long vision process for ‘Lower 8th Street/Lower Barracks Row’ to engage the community and developers to work together and envision a desired set of uses and tactics to achieve that vision. Additionally, the BID worked with the American Planning Association on a Buzzard Point Planning Assistance Team and the U.S. Marine Corps as a member of the Community Leadership Group for the Marines’ ongoing Community Integrated Master Plan Process to accommodate expansion plans for the Marine Barracks.

The BID’s research and data gathering efforts include summaries on the status of development projects; absorption analysis; office and retail lease comparables and residential rent/sales analyses; type and value of public and private investments; Metro ridership statistics; crime statistics; and neighborhood demographics. The BID office produces reports, brochures, maps and graphs illustrating many of these data sets and development summaries. The BID research serves as a platform for external attraction activities and is available on our website in the interactive map and as downloadable documents and maps.
branding, marketing, and public relations

The Capitol Riverfront BID focuses on marketing and promoting the neighborhood and the development in the Front, while branding the Front as the new district-within-the-District on the river. In FY10, the BID continued to promote the ‘Be Out Front’ marketing campaign, increased electronic marketing, developed new print marketing and received positive press around the increase in neighborhood residents and the opening of The Yards Park.

Capitol Riverfront marketing materials and t-shirts displayed at a trade show
The total annual individual website sessions increased to 207,313 in FY10 from 125,482 sessions in FY09. The average individual sessions per month increased to 17,276 in FY10 from 10,457 sessions per month in FY09. September 2010 alone had 29,730 sessions—the highest number of website sessions per month since the website was created. In addition, by the end of FY10 the BID’s bimonthly e-newsletter, the ‘Front Page News’ was reaching 4,304 people, compared to 3,790 people in FY09. The BID’s Facebook page has doubled in the last year to over 800 fans.

The BID created a new one-page print marketing piece also called the FRONTPage News to coincide with spring opening of the baseball season. FRONTPage News was mailed to Nationals season ticket holders as well as used as part of a PR campaign with media outlets to provide accurate data about the development of the Capitol Riverfront. The BID also updated its marketing brochures, showcase boards, and neighborhood maps to reflect and incorporate new development data and the progress in the neighborhood.

**ELECTRONIC & PRINT MARKETING**

**MEDIA & VIDEO PROMOTION**

In addition to articles in newspapers and magazines, the Capitol Riverfront expanded its presence in television, radio and on blogs in FY10. In particular the BID received positive press about the increased residential population in the spring and about the opening of the Yards Park this fall, including The Washington Post articles titled “People Flock to live in DC’s Capitol Riverfront despite Commercial Stall” and “DC Riverfront Finally Taking Shape.”

**PRESENTATIONS, TRADE SHOWS & CONFERENCES**

The BID office on the 10th floor of 1100 New Jersey Ave, SE—with the scale model of development along the Anacostia River—serves as a marketing center and showroom where property owners and brokers bring prospective tenants and retailers to learn about the Front. The BID staff also attends and often presents at trade shows and conferences to further educate people about and to promote the Capitol Riverfront. This past year the BID participated in the International Council of Shopping Centers (ICSC) conferences in Las Vegas, New York, and the Mid-Atlantic in DC, GSA Customer Connections, GSA First Friday, the WDCEP Annual Showcase, ULI Urban Marketplace, GWCAR REALtour and more.

“People Flock to Live in Capitol Riverfront Area Despite Commercial Stall”

—Headline in The Washington Post, March 27, 2010
The Capitol Riverfront produces special events in order to build and foster a sense of community among residents and employees, attract new visitors to the neighborhood, and activate open spaces. The Front expanded the concerts, movies, and farmers market from last year, as well as debuted several new events including an environmental summit, resident boat cruise and free fitness classes.
CONCERTS, MOVIES & MARKETS

The Capitol Riverfront, in partnership with JBG Company, continued its Wednesday lunchtime concert series this summer with 15 concerts and the mobile vending Sweetgreen Sweetflow Mobile at Tingey Plaza. In FY10 the BID moved its outdoor movie location to the future site of Canal Park to accommodate the large crowds and showed ten ‘Ultimate Underdog’ themed movies to over 300 attendees each week. Additional vendors came to this year’s movies including Dangerously Delicious Pies, Micha’s Sorbet and Sweetgreen. This year the BID greatly expanded its Holiday Market from 9 to 15 crafts vendors as well as added live music and several food offerings. The Holiday Market ran for four-days in December, offering workers and residents the opportunity to buy local holiday gift items. In partnership with Diverse Markets Management, the BID also began its own Farmers Market on Thursdays from 3 to 7 pm to allow workers leaving work and residents coming home to take advantage of the fresh fruits, vegetables, breads and products for sale.

NEW EVENTS IN THE FRONT

The BID, along with the Anacostia Watershed Restoration Partnership, hosted the first annual Anacostia River Business Summit to launch the release of the Army Corps of Engineer’s Anacostia Restoration Plan to restore the river and its watershed. The Anacostia River Business Summit, attended by over 200 people, included exhibit tables, several panel presentations and a networking reception. The BID hosted several events specifically for neighborhood residents including a Sunday Football meet and greet, Cherry Blossom boat cruises, and holiday party at the Marriott Courtyard. The BID also produced the first annual Fitness in the Front in Canal Park—a Saturday morning of six free fitness classes by Capitol Hill Yoga, Results Gym, Elite Fitness, and HooperNatural—that attracted over 300 people. Throughout the summer the future site of Canal Park was used for a meeting place of the Front Run Club, private Boot Camp fitness classes, Ultimate Frisbee practice, the launch of Lobster Truck DC media party and more. The BID partnered with the Washington Project for the Arts to host their WPArade on Half Street and with MetroDash to host an urban adventure race in the Front attracting over 750 people. The BID also partnered with the Nationals Dream Foundation to gather volunteers for an Anacostia River Clean-up Day.

“We moved here in April from the suburbs and love living here. Think you do a great job—love your newsletter and website, and you organize great events!”

—Capitol Riverfront resident submitted via 2010 Perception Survey

Fitness in the Front event at the future site of Canal Park

The inaugural Anacostia River Business Summit attended by over 200 people

Outdoor movie nights averaged over 300 people
The BID has been a strong advocate for the construction of the four new public parks in the Front: Diamond Teague Park and Piers, Canal Park, The Yards Park, and Tingey Plaza. These four parks distinguish the Front and are part of the Front’s competitive advantage in the marketplace.
In FY10 the BID finalized and signed legislation with the Deputy Mayor’s Office and Forest City Washington for the BID to assume responsibility for the maintenance and programming of the Yards Park. The Yards Park opened in September 2010. Like no other place in DC, the 5½-acre park is the size of about four football fields and features a quarter-mile-long boardwalk, great lawn, sculptural pedestrian bridge, waterwall and canal basin, open-air pavilion lumber shed and gardens. The Yards Park offers a variety of programmable and rentable spaces. The BID has also worked with the Canal Park Development Association on the redesign of Canal Park to make it a more user-friendly and active neighborhood park. Canal Park had a ceremonial groundbreaking in August 2010 and is anticipated to deliver in late 2011. The three-block-long Canal Park is a model of environmental sustainability, with water fountains, a restaurant pavilion, a seasonal ice skating rink, and landscaped green space. The BID sees these parks as a unique opportunity to build community, identity and sense of place, and as assets in our business and residential attraction efforts.

[The Yards Park] is a beautifully designed, well-detailed urban park with tremendous versatility. It is a wonderful example of the public benefits provided by successful public/private partnerships and will certainly prove to be a quality of life asset in this area for years to come.”
—Deborah Ratner Salzberg, President, Forest City Washington

The Yards Park Grand Opening Weekend was a 3-day festival attended by 10,000 people. The event included live music on the boardwalk stage, trapeze school demonstrations, a kids’ area including a moon bounce and face painters, fitness classes, an ArtWhino art showcase in the Lumber Shed, food trucks, a beer garden, and fireworks on the River. Thank you to the more than 50 local volunteers who donated their time to make the event a success!

FACTS ABOUT THE YARDS PARK

- 5½ acres, the size of four football fields
- 40,415 square feet of sod in the park
- 174 trees planted
- 3,600 shrubs including ornamental grasses, perennials and ground covers
- 200-foot landmark tubular steel bridge over the canal
- ¼-mile boardwalk
- 66% District residents for net new hires during construction (goal was 51%)
- 58% DC CBE contracting (goal was 35%)
Statement of Financial Position: September 30, 2010 (Unaudited), September 30, 2009 (Audited) and September 30, 2008 (Audited)

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<th>2010 UNAUDITED</th>
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Statement of Activities: Year Ended September 30, 2010 (Unaudited) and Year Ended September 30, 2009 (Audited) and September 30, 2008 (Audited)

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<td>264,604</td>
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board members

THREE-YEAR TERM
Jason Goldblatt
COFELD
Bert Donohoe
Donohoe Real Estate Services
Cindy Muller/
David Howell
Lerner Enterprises
Terri Echarte
Douglas Wilson Companies
Norman Jemal
Douglas Development
Marvin Rosskopf
Ruben Companies
Wyatt Cardwell
Courtyard Marriott

TWO-YEAR TERM
Daryl Jackson
Capitol Hill Tower Co-op
Carey Majeski
DRI Development
Leon Kafele
ICP Partners
David Brainerd
Madison Marquette
Linda Cogburn
Monday Properties
Vincent Orange
PEPCO
John Clark III
Steuart Investments

ONE-YEAR TERM
Dodd Walker
Akridge
Eric Siegel
Cohen Companies
John Wilson
JBG
James Duncan
JPI
Amy Phillips
Monument Realty
Brad Fennell
William C. Smith & Co.
John Malone
Faison

AT-LARGE STAKEHOLDERS
Martin Smith
Barracks Row Main Street
Erik Moses
DC Sports & Entertainment Commission
Annette Gantt
Earth Conservation Corps
Ramsey Meiser
Forest City Washington
Gregory McCarthy
Washington Nationals Baseball Club
John Dillow
Living Classrooms
Jennifer Ney
Anacostia Community Boathouse Association
staff

Michael Stevens, AICP
Executive Director

Claire Schaefer
Deputy Executive Director

Ted Skirbunt
Director of Research and Information Systems

Kathleen Kruczlnicki
Office Manager and Events Coordinator

Leon Johnson
Operations Manager, Clean Team and Hospitality Ambassadors
In 2010 the Capitol Riverfront witnessed continued residential growth, significant office and retail leasing activity, the completion of the iconic 5½-acre riverfront Yards Park, and the groundbreaking of Canal Park. As Washington, DC continues to exhibit residential and employment growth, the height-constrained nature of the District of Columbia coupled with the build-out of Downtown DC will continue to push development into Downtown-adjacent neighborhoods such as the Capitol Riverfront. The Front remains well positioned directly in the path of growth to capture new residents and businesses in our neighborhood on the river.

Photo: Executives of the Capitol Riverfront BID, Forest City Washington, Federal and DC Government cut the ribbon to open The Yards Park
### 2010 Development Highlights

Two projects totaling an estimated $57 million were completed:

- The remaining 80 of 160 residential townhouses in Capitol Quarter phase I
- The 5½-acre Yards Park on the Anacostia riverfront

Projects under construction as of October 31, 2010, include

- The new $300-million 11th Street Bridges
- One office building totaling $180 million and 379,000 SF of office space and 21,000 SF of retail space
- The $18-million, 3-acre Canal Park
- The 170-unit Foundry Loft apartments at The Yards
- The 163-unit phase II of Capitol Quarter townhouses

<table>
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<tr>
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<th>Existing/Completed</th>
<th>Under Construction**</th>
<th>Planned</th>
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<td><strong>Residential Units</strong></td>
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<td>333</td>
<td>5,667</td>
<td>8,427</td>
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<td><strong>Hotel Rooms</strong></td>
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<td>0</td>
<td>921</td>
<td>1,125</td>
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<td><strong>Total Square Feet</strong></td>
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<td>729,000</td>
<td>24,555,461*</td>
<td>35,649,954*</td>
</tr>
<tr>
<td><strong>Estimated Total Cost</strong></td>
<td>$2.4 billion</td>
<td>$547 million</td>
<td>$5.9 billion</td>
<td>$8.8 billion</td>
</tr>
</tbody>
</table>

Source: Capitol Riverfront BID, October 2010

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

UNDER CONSTRUCTION

PLANNED

PARKS / OPEN SPACE

As of October 2010

1. THE JEFFERSON
   JPI
   Residential: 448 apt. units

2. THE AXIOM
   JPI
   Residential: 246 apt. units

3. 23 I STREET
   Ruben Companies
   Mixed Use: TBD

4. THE 909
   JPI
   Residential: 237 units
   Retail: 6,000 SF

5. 1000 SOUTH CAPITOL
   Lerner
   Office: 320,000 SF
   Retail: TBD

6. 55 M STREET
   Monument Realty
   Office: 275,000 SF
   Retail: 15,000 SF

7. W ALOFT HOTEL
   Monument Realty
   196 Rooms
   Retail: 5,000 SF

8. MONUMENT RESIDENTIAL
   Monument Realty
   Residential: 340 units
   Retail: 30,000 SF

9. SQUARE 740
   Akridge
   Mixed Use: TBD

10. 1111 NEW JERSEY
    Donohoe
    Office: 203,000 SF
    Retail: 8,000 SF

11. 1100 SOUTH CAPITOL
    Ruben Companies
    Office: 350,000 SF
    Retail: TBD

12. RIVERFRONT ON THE ANACOSTIA
    FRP Development
    Office: 545,000 SF
    Retail: 80,000 SF
    Residential: 275 units
    Hotel: 325 rooms

13. 1900 HALF ST SW
    Douglas Development
    Office: 477,562 SF

14. 100 V ST SW
    Akridge
    Mixed use: 2.7 million SF

15. COAST GUARD HQ
    Monday Properties
    Office: 592,000 SF

16. PLAZA ON K
    DRI Development
    Office: 795,000 SF
    Retail: 30,000 SF
<table>
<thead>
<tr>
<th>Property Name</th>
<th>Developer/Owner</th>
<th>Use</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>17. VELOCITY CONDOS</strong></td>
<td>Cohen Companies</td>
<td>Residential: 200 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>additional phases of mixed use TBD</td>
<td></td>
</tr>
<tr>
<td><strong>18. 1015 HALF STREET</strong></td>
<td>Douglas Wilson Co.</td>
<td>Office: 379,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 21,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>19. ONYX ON FIRST</strong></td>
<td>Faison/Canyon-Johnson</td>
<td>Residential: 266 apt. units</td>
<td></td>
</tr>
<tr>
<td><strong>20. 50 M STREET</strong></td>
<td>Monument Realty</td>
<td>Office: 135,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 5,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>21. 100 M STREET</strong></td>
<td>Northwood Investors</td>
<td>Office: 225,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 15,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>22. 80 M STREET</strong></td>
<td>Wells REIT</td>
<td>Office: 275,352 SF</td>
<td></td>
</tr>
<tr>
<td><strong>23. 20 M STREET</strong></td>
<td>Lerner</td>
<td>Office: 180,633 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>24. 800 NEW JERSEY</strong></td>
<td>William C. Smith &amp; Co.</td>
<td>Mixed use: 1.5 million SF</td>
<td></td>
</tr>
<tr>
<td><strong>25. CAPITOL HILL TOWER CO-OP</strong></td>
<td>ValHal Corp.</td>
<td>Residential: 344 co-op units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 9,500 SF</td>
<td></td>
</tr>
<tr>
<td><strong>26. COURTYARD BY MARRIOTT</strong></td>
<td>204 rooms</td>
<td>Retail: 4,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>27. FEDERAL GATEWAY I</strong></td>
<td>William C. Smith &amp; Co.</td>
<td>Office: 293,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>28. 225 VIRGINIA AVE/200 I ST.</strong></td>
<td>DC Government</td>
<td>Office: 350,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>29. 250 M AT CANAL PARK</strong></td>
<td>William C. Smith &amp; Co.</td>
<td>Office: 213,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 12,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>30. MULTI-FAMILY HOUSING</strong></td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 322 units</td>
<td></td>
</tr>
<tr>
<td><strong>31. CAPPER SENIORS</strong></td>
<td>DCHA/Urban Atlantic</td>
<td>Residential: 162 units</td>
<td></td>
</tr>
<tr>
<td><strong>32. 300 M STREET</strong></td>
<td>Potomac Investments</td>
<td>Office: 278,500 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 3,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>33. CAPITOL QUARTER</strong></td>
<td>DCHA/EYA</td>
<td>Residential: 323 townhouses</td>
<td></td>
</tr>
<tr>
<td><strong>34. 400 M STREET</strong></td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 138 apt. units</td>
<td></td>
</tr>
<tr>
<td><strong>35. MULTI-FAMILY HOUSING</strong></td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 613 units</td>
<td></td>
</tr>
<tr>
<td><strong>36. 600 M STREET</strong></td>
<td>DCHA/Forest City</td>
<td>Office: 484,780 SF</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Retail: 15,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>37. MARINE BACHELOR ENLISTED QUARTERS</strong></td>
<td>Dept. of Navy</td>
<td>Residential: 166 dorms, sports field, rehearsal hall &amp; parking garage</td>
<td></td>
</tr>
<tr>
<td><strong>38. MARITIME PLAZA I &amp; II</strong></td>
<td>COPT</td>
<td>Office: 345,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>39. MARITIME PLAZA III, IV, V</strong></td>
<td>Lincoln Property Co.</td>
<td>Office: 350,000 SF</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Hotel: 200 rooms</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>PUD allows 2 more office bldgs. &amp; 1 hotel</td>
<td></td>
</tr>
<tr>
<td><strong>40. 25 M STREET</strong></td>
<td>Akridge</td>
<td>Office: 243,000 SF</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Retail: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>41. 1201 HALF STREET</strong></td>
<td>Akridge</td>
<td>Office: 115,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>42. AKRIDGE RESIDENTIAL</strong></td>
<td>Akridge</td>
<td>Residential: 280 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 47,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>43. U.S. DEPT. OF TRANSPORTATION</strong></td>
<td>JBG</td>
<td>Office: 1,350,000 LSF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 22,300 SF</td>
<td></td>
</tr>
<tr>
<td><strong>44. SQUARE 701</strong></td>
<td>Wilco Companies</td>
<td>Office: 350,000 SF</td>
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<tr>
<td></td>
<td></td>
<td>Residential: TBD</td>
<td></td>
</tr>
<tr>
<td><strong>45. 401 M STREET</strong></td>
<td>Forest City Washington</td>
<td>Residential: 225 units</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Retail: 110,000 SF</td>
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<td></td>
<td></td>
<td>(includes grocery store)</td>
<td></td>
</tr>
<tr>
<td><strong>46. BOILERMAKER SHOPS</strong></td>
<td>Forest City Washington</td>
<td>Retail: 33,540 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Office: 12,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>47. PHASE II DEV. PARCELS</strong></td>
<td>Forest City Washington</td>
<td>Mixed use: 3.6 million SF</td>
<td></td>
</tr>
<tr>
<td><strong>48. FACTORY 202</strong></td>
<td>Forest City Washington</td>
<td>Residential: 250 condo units</td>
<td></td>
</tr>
<tr>
<td><strong>49. PARK PAVILIONS</strong></td>
<td>Forest City Washington</td>
<td>Office: 17,350 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 40,150 SF</td>
<td></td>
</tr>
<tr>
<td><strong>50. BUILDING 74</strong></td>
<td>Forest City Washington</td>
<td>Residential: Townhouses</td>
<td></td>
</tr>
<tr>
<td><strong>51. FOUNDRY LOFTS</strong></td>
<td>Forest City Washington</td>
<td>Office: 19,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>52. 1333 M STREET</strong></td>
<td>Cohen Companies</td>
<td>Mixed Use: 815,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>53. ADMIRAL AT BARRACKS ROW</strong></td>
<td>Old City Development, LLC</td>
<td>Office: 19,000 SF</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 3,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>54. 900 M STREET</strong></td>
<td>Paramount Investments</td>
<td>Retail: 7,480 SF</td>
<td></td>
</tr>
<tr>
<td><strong>55. THE CAR BARN</strong></td>
<td>Madison Marquette</td>
<td>Existing: Charter Schools</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planned Retail: 94,400 SF</td>
<td></td>
</tr>
<tr>
<td><strong>56. 1099 8TH STREET</strong></td>
<td>G Properties</td>
<td>Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>57. 719 VIRGINIA AVENUE</strong></td>
<td>National Community Church</td>
<td>Mixed Use: TBD</td>
<td></td>
</tr>
<tr>
<td><strong>58. ACC MULTI-FAMILY SQ 882</strong></td>
<td>DCHA/Urban Atlantic</td>
<td>Residential: 189 units</td>
<td></td>
</tr>
<tr>
<td><strong>59. VAN NESS ELEMENTARY SCHOOL</strong></td>
<td>DC Government</td>
<td>Existing: Office Use</td>
<td></td>
</tr>
<tr>
<td><strong>60. ACC COMMUNITY CENTER</strong></td>
<td>DCHA/Urban Atlantic</td>
<td>Community: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>61. CARROLL APARTMENTS</strong></td>
<td>DCHA</td>
<td>Residential: 60 units</td>
<td></td>
</tr>
<tr>
<td><strong>62. 41 L STREET</strong></td>
<td>WMATA</td>
<td>Residential: 84 Units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 5,300 SF</td>
<td></td>
</tr>
<tr>
<td><strong>63. 1 M STREET</strong></td>
<td>JBG</td>
<td>Retail: 7,000–11,000 SF</td>
<td></td>
</tr>
<tr>
<td><strong>64. MARINA PLACE</strong></td>
<td>Buzzards Point LLC</td>
<td>Residential: 99 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail: 2,047</td>
<td></td>
</tr>
</tbody>
</table>
Despite no new office buildings breaking ground in 2010 due to the absorption of existing excess regional office supply, there was significant development and leasing activity in the Capitol Riverfront office submarket. The signed leases in the Capitol Riverfront comprised government agencies and private sector tenants. The Front is an ideal location for a variety of office tenants due to its central and easily accessible location as well as its proximity to the procurement centers of Capitol Hill, the Washington Navy Yard, U.S. Department of Transportation headquarters, and future home of the Department of Homeland Security at the St. Elizabeths campus. The Front offers tenants LEED-certified Class A space with full-service rents as much as $15–$20 PSF lower than downtown submarkets.
2010 Office Development Highlights

- Booz Allen Hamilton signed a 30,000 SF lease at 20 M Street, SE.
- The DC Department of Transportation signed a 150,000 SF lease at 55 M Street, SE.
- 1015 Half Street, SE resumed construction and will deliver in early 2011.
- DCo9 signed a 6,000 SF lease at 55 M Street, SE.
- Corporate Office Properties Trust purchased Maritime Plaza I and II for $119 million.
- The DC government along with development partner StonebridgeCarras is expected to begin renovation of 200 I Street, SE in December of 2010 with tenant occupancy targeted for mid-2012.
- The notes associated with the leasehold interest and construction of 100 M Street, SE were purchased for $57 million by Northwood Investors.

Office Market

<table>
<thead>
<tr>
<th>Category</th>
<th>Capitoll Riverfront</th>
<th>Washington, DC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy Rate*</td>
<td>11.4%</td>
<td>10.3%</td>
</tr>
<tr>
<td>YTD Net Absorption</td>
<td>184,437 SF</td>
<td>3,766,751 SF</td>
</tr>
<tr>
<td>Average Full Service Rent PSF (Class A)</td>
<td>$46.64</td>
<td>$53.03</td>
</tr>
</tbody>
</table>

Source: 3Q 2010 Capitol Riverfront BID averages based on data from CB Richard Ellis & CoStar
*Does not include Government owned, occupied space
1. **800 NEW JERSEY AVENUE**  
   Mixed Use: 1,500,000 SF

3. **1000 S. CAPITOL**  
   Office: 320,000 SF Retail: TBD

6. **20 M STREET**  
   Office: 180,633 SF Retail: 10,000 SF

7. **50 M STREET**  
   Office: 135,000 SF Retail: 5,000

8. **80 M STREET**  
   Office: 275,352 SF

11. **FEDERAL GATEWAY I**  
   Office: 293,000 SF Retail: 18,000 SF

13. **300 M STREET**  
   Office: 278,500 SF Retail: 3,000 SF

14. **600 M STREET**  
   Office: 484,780 SF Retail: 15,000 SF

15. **ADMIRAL AT BARRACKS ROW**  
   Office: 19,000 SF Retail: 3,000 SF

16. **1 M STREET**  
   Office: 310,000 SF Retail: 15,000 SF

19. **SQUARE 701/111 M STREET**  
   Office: 350,000 SF

20. **FOREST CITY PHASE II**  
   Office: 1,400,000 SF

21. **U.S. DEPT. OF TRANSPORTATION**  
   Office: 1,350,000 LSF Retail: 22,300 SF

22. **MARITIME PLAZA I & II**  
   Office: 345,000 SF

23. **MARITIME PLAZA III, IV, V**  
   Office: 350,000 SF

24. **1333 M STREET**  
   Mixed Use: 815,000 SF

25. **RIVERFRONT ON THE ANACOSTIA**  
   Office: 545,000 SF Retail: 80,000 SF

26. **100 V STREET**  
   Mixed Use: 2.7 million SF

27. **COAST GUARD HQ**  
   Office: 592,000 SF

28. **1900 HALF ST SW**  
   Office: 477,562 SF
2. PLAZA ON K
DRI Development
Office: 795,000 SF
Retail: 30,000 SF

4. 1015 HALF STREET
Douglas Wilson Companies
Office: 379,000 SF
Retail: 21,000 SF

5. 1100 S. CAPITOL
Ruben Companies
Office: 350,000 SF
Retail: TBD

9. 100 M STREET
Northwood Investors
Office: 225,000 SF
Retail: 15,000 SF

10. 1111 NEW JERSEY AVENUE
Donohoe
Office: 203,000 SF
Retail: 8,000 SF

12. 250 M AT CANAL PARK
William C. Smith & Co.
Office: 213,000 SF
Retail: 12,000 SF

17. 25 M ST / 1201 HALF ST
Akridge
Office: 370,000 SF
Retail: 75,000 SF

18. 55 M STREET
Monument Realty
Office: 275,000 SF
Retail: 15,000 SF

29. NAVY YARD
Department of the Navy
Office: 2.2 million SF
As of October 2010, the Capitol Riverfront BID saw its estimated population increase to over 3,300 people as existing apartment buildings stabilized and the first phase of Capitol Quarter townhouses was completed. Capitol Riverfront Class A effective rental rates grew 12.4% since October 2009 due to a gradual decrease of incentives. The Front’s population growth will temper slightly in early 2011 until new product such as Capitol Quarter phase II and the Foundry Lofts are completed and ready for occupancy. Currently an estimated 27,654 people live within one mile of the intersection of 3rd Street, SE and M Street, SE with an average household income of more than $82,000.*

*Source: DC Economic Partnership, ESRI, 2009 Estimates
2010 Residential Development Highlights

- The remaining 80 townhouses in Capitol Quarter phase I were completed and fully occupied.
- The Front’s estimated population increased to over 3,300 people.
- The 170-unit Foundry Lofts resumed construction and is targeted to deliver in 4Q of 2011.
- Phase II of Capitol Quarter broke ground with initial units targeted for occupancy in mid-2011.
- An estimated 27,654 people live within a one mile radius.

Residential Unit & Population Growth

Source: Capitol Riverfront BID, October 2010, population estimates and projections based on 1.5 residents per occupied unit and estimated absorption rates

Capitol Riverfront Average Effective Rental Rate for new Class A High Rise Apartments
* $2.53 PSF
District of Columbia Average Effective Rental Rate for new Class A High Rise Apartments
** $2.62 PSF
Capitol Riverfront Average Condo price per SF
* $478
District of Columbia Average Condo price per SF
** $485

* Capitol Riverfront BID, October 2010
** Downtown BID, 2009 State of Downtown Report, Delta Associates
1. 23 I STREET
   Residential TBD
5. ACC MULTIFAMILY
   935 units
7. ACC SENIOR BUILDING
   162 units
8. MARINE BEQ
   166 units
9. ACC MULTIFAMILY SQUARE 882
   189 units

10. 400 M STREET AND CARROLL
    APARTMENTS
    198 units
14. 41 L STREET
    84 units
17. SQUARE 701 RESIDENTIAL
18. THE YARDS PHASE II
19. THE YARDS PHASE II
20. THE YARDS PHASE II
22. THE YARDS PHASE II

23. THE YARDS PHASE II
24. THE YARDS: 401 M STREET
    225 units
25. THE YARDS: FACTORY 202
    250 units
26. THE YARDS: BUILDING 74
27. RIVERFRONT ON THE ANACOSTIA
    275 units
28. MARINA PLACE
    99 units
2 / 3. JEFFERSON / AXIOM AT CAPITOL YARDS
JPI, 694 units

4. 909 AT CAPITOL YARDS
JPI, 237 units

6. CAPITOL QUARTER TOWNHOMES
DCHA/EYA, 323 units

11. VELOCITY CONDOMINIUMS
Cohen Companies, 200 units

12. CAPITOL HILL TOWER
Valhal, 344 units

13. ONYX ON FIRST
Faison, 266 units

15. AKRIDGE AT HALF STREET
Akridge, 280 units

16. HALF STREET RESIDENTIAL
Monument Realty, 340 units

21. FOUNDRY LOFTS
Forest City Washington, 170 units
Justin’s Cafe opened in April 2010, and the Capitol Riverfront looks forward to the coming arrivals of wine and spirits store Harry’s Reserve at 909 New Jersey Avenue, SE, and an espresso bar at the reconstruction of 156 L Street, SE. The Courtyard Marriott also enjoyed above-average occupancy of 81%. The Front hosted nearly 2 million visitors at Washington Nationals games, the Navy Museum, and special events such as a Dave Matthews Band concert and the grand opening of The Yards Park.
2010 Retail Development Highlights

- The Trapeze School of New York opened their new location at 4th Street and Tingey Street, SE.
- Justin’s Café opened, serving sandwiches, salads, wood-fired pizza, and a full bar.
- The Zac Brown Band and The Dave Matthews Band played to a sold-out crowd at Nationals Park.
- An estimated 10,000 people attended The Yards Park grand opening weekend event.
- Harry’s Reserve signed a lease at 909 New Jersey Avenue, SE.
- The owners responsible for the reconstruction of 156 L Street, SE announced they would be opening an espresso bar.
- The 204-room Courtyard Marriott averaged 81% occupancy.

Existing Retail, Hospitality, and Entertainment

1. Courtyard by Marriott
2. Casa degli Angeli B&B
3. Nationals Park
4. Navy Yard Museum & USS Barry ship
5. CVS Pharmacy
6. Subway & Five Guys
7. Congressional Dry Cleaners
8. Starbucks Coffee
9. Sizzling Express
10. Capitol One Bank
11. Suntrust Bank
12. Wachovia Bank
13. Summer Lunchtime Concerts
14. Justin’s Café
15. Cornercopia Market and Deli
16. Quiznos, Port Café, Chicken Tortilla
17. Dogma Dog Daycare
18. Barracks Row (Over 30 restaurants including Matchbox, Belga Cafe, Molly Malones, Cava, and more)
19. Harris Teeter and Jenkins Row
20. Safeway at Waterfront Station
21. McDonalds
22. Splash Car Wash
23. Blue Castle / Car Barn
24. The Yards Retail (2011/2012)
25. Half Street District
26. The Bullpen
27. Two Summer Farmers Markets
28. Summer Outdoor Movies
29. Domino’s Pizza
30. Trapeze School of New York
31. Al’s Deli, Wrenn’s Barber Shop
1. McDonalds
2. 800 New Jersey Ave
3. 23 I Street
4. Plaza on K
5. 909 at Capitol Yards / future Harry’s Reserve
6. 1015 Half Street
7. Capitol Hill Tower / Courtyard Marriott / future Espresso Bar
8. SC 1100
9. 41 L Street
10. 20 M Street
11. 50 M Street
12. 100 M Street
13. 1111 New Jersey Ave
14. CVS, Five Guys, Subway, Chevy Chase Bank
15. 250 M at Canal Park
16. 300 M Street / Sizzling Express
17. 600 M Street
18. Quiznos, Port Café, Chicken Tortilla, Al’s Deli, Wrenn’s Barber Shop
19. 719 Virginia Ave
20. The Admiral
21. 900 M Street / Domino’s Pizza
22. 1333 M Street
23. 1 M Street
24. Square 701 / 111 M Street
25. The Yards Phase II
26. The Yards Phase II
27. The Yards Phase II
28. The Yards Phase II
29. RiverFront on the Anacostia
30. Marina Place
31. 100 V Street
7. JUSTIN’S CAFE
2,000 SF

19. CAR BARN
94,4000 SF

22. BARRACKS ROW
30 Restaurants & Shops

27. AKRIDGE AT HALF STREET
75,000 SF

28. HALF STREET
50,000 SF, 196 hotel rooms

32. 401 M STREET
110,000 SF (Grocery store site)

35. BOILERMAKER SHOPS
33,540 SF

40. LUMBERSHED
17,350 SF

41. NATIONALS PARK
40,000 SF
parks, river, & environmental sustainability

The Front is the only neighborhood in the District of Columbia with three parks that have or will be opened between 2009 and 2011: Diamond Teague Park with water taxi piers (2009); the 5½-acre riverfront Yards Park (2010); and Canal Park, a three-block park that is a model of environmental sustainability (2011). These three parks not only provide access to the river and neighborhood recreation opportunities, but also serve as the front yard for the Capitol Riverfront neighborhood and are integral to the efforts to create community and a sense of place in the Front. Additionally, the Front is home to more than 30 existing or planned LEED-certified buildings, the largest green roof in DC on the U.S. DOT building (65,000 SF), a LEED for Neighborhood Development project at The Yards, the first LEED-certified stadium in the country, and the largest LEED for Homes project in the country at Capitol Quarter.
2010 Parks Development Highlights

- Completion of the 5½-acre riverfront Yards Park
- Groundbreaking of the 3-acre Canal Park

Map of The Yards Park

A. Lumber Shed
B. Overlook
C. Boardwalk
D. Great Lawn
E. Canal & Waterwall
F. Lumber Shed Plaza Square Lawn (future restaurant space)
G. Lumber Shed Plaza Rectangular Lawn (future restaurant space)
H. Lumber Shed Plaza
I. Terraced Lawn Steps
J. Dog Run
K. River Street Gardens
L. Light Tower

View of tubular bridge and light tower from the great lawn
The Front is home to:

- More than 30 existing or planned LEED-certified buildings
- The largest green roof in DC on the U.S. DOT building (65,000 SF)
- The first LEED-certified stadium in the country
- A LEED for Neighborhood Development pilot project at The Yards
- The largest LEED for Homes project in the country at Capitol Quarter
- Three new parks: Diamond Teague Park & Piers, The Yards Park, and Canal Park
1. CANAL PARK (2011)
2. JOY EVANS BEFORE & AFTER SCHOOL DAY CARE
3. VIRGINIA AVENUE PARK & COMMUNITY GARDEN
4. BOATHOUSE ROW
5. TINGEY PLAZA
6. TINGEY SQUARE
7. THE YARDS PARK
8. DIAMOND TEAGUE PARK & PIERS
9. ANACOSTIA RIVERWALK TRAIL