COMING TOGETHER IS A BEGINNING. KEEPING TOGETHER IS PROGRESS. WORKING TOGETHER IS SUCCESS.

*HENRY FORD*
## Capitol Riverfront Bid Board of Directors

<table>
<thead>
<tr>
<th>THREE YEAR TERM (Expires 12/2017)</th>
<th>TWO YEAR TERM (Expires 12/2016)</th>
<th>ONE YEAR TERM (Expires 12/2015)</th>
<th>AT-LARGE STAKEHOLDERS (Expires 12/2015)</th>
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<tbody>
<tr>
<td>Daryl Jackson, Capitol Hill Coop</td>
<td>Dodd Walker, Akridge</td>
<td>Bert Donohoe, Donohoe Real Estate</td>
<td>Martin Smith, Barracks Row Main Street</td>
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<tr>
<td>Stephen Flippin, CSX</td>
<td>John Wilson, JBG</td>
<td>David Howell, Lerner Enterprises</td>
<td>Janell Herring, Washington Navy Yard</td>
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<tr>
<td>Kevin Burns, Monday Properties</td>
<td>Amy Phillips, Monument Realty</td>
<td>Mark Brody, The Ezra Company</td>
<td>Gregory O'Dell, Events DC</td>
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<tr>
<td>John Clark III, Steuart Investments</td>
<td>Brad Fennell, WC Smith</td>
<td>William Herman, Urban Realty Advisors</td>
<td>Vicki Davis, Urban Atlantic</td>
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<tr>
<td>Mark Cuevas, Velocity Condos</td>
<td>John Begert, MRP Realty</td>
<td>Duane Deason, The Efficacy Group</td>
<td>Brenda Richardson, Earth Conservation Corps</td>
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<tr>
<td>Brandon Flury, Buccini Pollin Group</td>
<td>Jonathan Carr, Grosvenor Americas</td>
<td>Amelia Zimmerman, Courtyard Marriott</td>
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</tbody>
</table>
CAPITOL RIVERFRONT BID
PROFESSIONAL STAFF

Michael Stevens  
Tammy Shoham  
Dan Melman  
Lyndsey Gore  
Renan Snowden  
Bonnie Wright  
Otis Williams
CHARLES ALLEN

Councilmember, Ward 6
“NEVER DOUBT THAT A SMALL GROUP OF THOUGHTFUL, COMMITTED, CITIZENS CAN CHANGE THE WORLD. INDEED, IT IS THE ONLY THING THAT EVER HAS.”

MARGARET MEAD
CLEAN & SAFE TEAM WORKS
NEIGHBORHOOD PERCEPTIONS HAVE SHIFTED

What is your perception of cleanliness and safety in the Capitol Riverfront?

Source: 2015 Capitol Riverfront Perception Survey
HONORABLE MURIEL BOWSER
Mayor of the District of Columbia
Keynote Speaker
LIVE | WORK | PLAY

4,800 Residents

34,000 Employees

10 Acres of parks + 1 Ballpark
CAPITOL RIVERFRONT NEIGHBORHOOD

5 Capital Bikeshare Stations

10 minute headways on Circulator

10,600 average daily riders at Navy Yard/Ballpark Metro

I-295 & I-395 accessibility
FASTEST GROWING NEIGHBORHOOD IN DC

10 Apartment buildings under construction

3 Hotels under construction

1 Office building under construction

59 Retailers and growing

2.5 M SF in the pipeline around the Ballpark

7 Condo buildings breaking ground in 2016
RETAIL ANCHORS IN PLACE

NOW OPEN

UNDER CONSTRUCTION
OPEN 2017
32 RESTAURANTS AND GROWING

19

8

5

Ziaffat
Las Placitas
FAMILY FRIENDLY
VAN NESS ELEMENTARY RE-OPENS IN 2015
WELCOME DC UNITED!
CAPITOL RIVERFRONT GROWING AS A SPORTS DESTINATION

Nationals Park

Approved DC United Stadium
299 EVENTS IN 2015, 2.7M ATTENDEES

WE DO THIS EVERY DAY.
NATIONALS DREW 2.4M VISITORS IN 2015
FREE FITNESS IN THE PARKS
3,000 PARTICIPANTS
FRIDAY NIGHT CONCERTS @ YARDS PARK
51,000 PARTICIPANTS
DC JAZZFEST @ YARDS PARK
3,000 PARTICIPANTS
TOUR DE FAT @ YARDS PARK
9,000 PARTICIPANTS
NOON YEAR’S EVE @ YARDS PARK
CANAL PARK
PARCEL MARKET @ CANAL PARK
6,000 PARTICIPANTS
MARKETING VIDEO AWARDS

IDA Downtown Achievement (2015)
WEBSITE REBRANDING

WE DO THIS EVERY DAY

THE YARDS PARK
OPEN TODAY FROM: 7:00 AM - 10:00 PM

LIKE YOUR BACKYARD, BUT BIGGER, AND WITH A WATERFALL.

This riverfront park provides green space to enjoy the outdoors along the river. It includes open grassy areas, a...
“GROWTH IS NEVER BY MERE CHANCE; IT IS THE RESULT OF FORCES WORKING TOGETHER.”

JAMES CASH PENNEY, FOUNDER OF JC PENNEY
CAPITOL RIVERFRONT WILL ACHIEVE 60% BUILD-OUT BY 2018

Existing & Pipeline Development as a Share of All Planned New Development in the Capitol Riverfront

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2018</th>
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<tbody>
<tr>
<td>Office</td>
<td>58%</td>
<td>62%</td>
</tr>
<tr>
<td>Residential</td>
<td>22%</td>
<td>60%</td>
</tr>
<tr>
<td>Retail</td>
<td>21%</td>
<td>58%</td>
</tr>
<tr>
<td>Hotel</td>
<td>29%</td>
<td>58%</td>
</tr>
</tbody>
</table>

Source: Capitol Riverfront BID

Notes:
*New residential development includes:* Park Chelsea (429 units); Arris (327 units); Agora (336 units); Insignia on M (324 units); F1rst (325 units); The Bixby (195 units); Dock 79 (305 units); 909 Half Street (383 units); 1244 S. Capitol (291 units); ORE 82 (227 units); 1333 M Street (218 units); Sq. 769N (179 units); Parcel O Apartments (190 units); West Half (405-455 units); East Half (440 units); Parc Riverside Ph. II (309 units); The Garrett (375 units); 818 Potomac Ave (61 units); Ten Van (170 units); 801 Virginia Ave (22 units); 41 L St. (130 units)

*New retail development over 5,000 SF includes:* Arris (19,000 SF); Whole Foods (35,000 SF); Insignia on M (11,000 SF); ICON Theater (65,000 SF); F1rst (33,000 SF); Dock 79 (20,000 SF); 1244 S. Capitol (26,000 SF); West Half (55,000 SF); East Half (60,000 SF); Parcel O (19,000 SF); District Winery (16,000 SF); The Garrett (15,000 SF)

*New office development includes:* 99M (227,000 SF)

*New hotel development includes:* Square 701 hotel (170 rooms); and Homewood Suites (195 rooms)
RESIDENTIAL, RETAIL, & HOTEL STOCK WILL MORE THAN DOUBLE BY 2018

Residential
- 5,429 units
- 3,265 units

Retail
- 438,000 SF
- 250,000 SF

Hotel
- 365 rooms
- 372 rooms

Existing in 2015
- Arris
- East Half
- Whole Foods
- Hampton Inn

Delivering by 2018
- Gallery at Capitol Riverfront
- Park Chelsea
- Showplace ICON Theater
- Homewood Suites
CAPITOL RIVERFRONT CAPTURED MORE APARTMENT GROWTH THAN ALL OTHER DC NEIGHBORHOODS

3,756

32%
Capitol Riverfront capture of D.C. apartment construction starts (2015)

Source: Delta Associates
CAPITOL RIVERFRONT IS GROWING
4,800 RESIDENTS TODAY, 9,800 BY 2018

RESIDENTIAL INVENTORY AND ESTIMATED POPULATION 2008-2018

Source: Capitol Riverfront BID
GROWING OFFICE INVENTORY

3 NEW OFFICE BUILDINGS COMING SOON

99M
- Developer: Skanska
- 220,000 SF Office; 11,000 SF retail
- Delivering mid-2017

1M
- Developer: Monument Realty
- 116,000 SF Office
- Delivering mid-2018
- Tenant: National Association of Broadcasters

DC Water HQ
- 167,000 SF Office
- Tenant: DC Water
- Estimated development cost: $55M
- Delivery: mid-2017
EXCITING NEW RETAIL COMING SOON

• **Existing**: Harris Teeter, Vida, 30+ restaurants, Banfield Pet Hospital, Hugh & Crye, Pacers, and more!

• **Under construction**: Whole Foods, Circa, Philz, Chop’t, Taylor Gourmet, and more!

• **In the pipeline**: Showplace ICON Theater, District Winery, and more!
COMING ATTRACTIONS – 2016

- Wayfinding signage plan
- Navy Yard wall exhibit: “Behind These Walls”
- Communications plan
- Yards Park marina
- NJ Avenue underpass enhancements
- Next wave of development with for sale residential, more retail offerings
“IF THERE IS MAGIC ON THIS PLANET IT IS CONTAINED IN WATER.”

LORAN EISELY
WE DO THIS EVERY DAY.