The Riverwalk Trail connection linking Diamond Teague Park and Yards Park, shown here under construction, was completed in November 2011.
In the Capitol Riverfront, DC’s businesses and residents are shaping a new community in one of the largest riverfront redevelopment projects in the United States. Located just five blocks south of the United States Capitol building, the Capitol Riverfront offers the best in city living with the extraordinary advantages of a riverfront setting, exceptional value, 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 district-within-the-District that extends the city’s skyline to the water’s edge.
SERVICES

PROVIDED BY THE BID IN FY 2011

- 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
- Park maintenance and programming services

The mission of the Capitol Riverfront BID is to provide management services that assist in creating a neighborhood that is clean, safe, friendly, and vibrant. 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 five miles away.

Thousands of residents, employees and visitors enjoy easy access to the Capitol Riverfront via the Navy Yard Metro station.
Greetings from the Capitol Riverfront BID!

We hope that you enjoy the 2011 Capitol Riverfront BID Annual Report and State of the Front development summary. It is full of information and summaries that illustrate the progress that has occurred in our neighborhood over the past year.

2011 affirmed what we all have believed—that by providing access to the water through a well designed park we would invite thousands of visitors to the Capitol Riverfront and enhance our sense of community and place for our residents and employees. Yards Park has proved to be a neighborhood gathering place, as well as a regional waterfront destination on the Anacostia River.

From our Friday Evening Concert Series to a variety of food and music festivals and even birthday parties, Yards Park hosted over 120 events last year and attracted over 50,000 visitors. The BID provided maintenance, security, and programming services for the park over the past year.

The park also created a communal gathering spot and “front porch” on the river for our residents and employees, a place to enjoy lunch, a stroll on the boardwalk, a noontime concert, a picnic on the weekend, or a quiet moment in the River Street gardens. Children discovered the magic of water on a hot day by playing in the park’s wading pool, water fountains and water wall. And with the opening of the next segment of the Anacostia Riverwalk Trail in November 2011, Yards Park is now connected to Diamond Teague Park through an elevated boardwalk trail above the river.

2011 also saw the signing of ten restaurant leases that will help define the commercial heart of our neighborhood. The Boilermaker Shops began renovation and construction with the announcement of 6 restaurant leases including a 7,000-square-foot microbrewery and restaurant. Two additional restaurants began finish-out in the Foundry Lofts and will open in spring of 2012. In addition, the mixed-use project at 1212 4th Street, SE broke ground and will contain a 50,000-square-foot Harris Teeter, space for a 30,000-square-foot health club,
225 residential units, and another 30,000 square feet of retail space. A lease was also signed for Park Tavern restaurant at Canal Park.

Our residential development continued and illustrated the strong desire of people to live, work and play by the river while having access to multi-modal transit. Phase II of the EYA townhouses continued construction with only a few homes remaining available for sale. Our rental apartment buildings maintained a 95% lease/occupancy rate, while the Capitol Hill Coop is 96% sold and occupied. The Foundry Lofts, a 170-unit apartment building in a former industrial building, preleased 50% of the units before opening in November 2011. The Capitol Riverfront residential population is expected to approach 4,000 people in 2012.

The office market progressed as well with the delivery of 1015 Half Street, SE, and the ongoing renovation of 200 I Street, SE into an office building for three DC Government agencies. This former Washington Star/Post print building will deliver in June of 2012 and be home to over 1,200 employees.

The DC Government’s commitment to high-quality parks in our neighborhood continued with the construction of Canal Park, overseen by the Canal Park Development Association. Scheduled to deliver in Summer 2012, Canal Park will contain water features, a children’s play area, an open lawn for concerts and movies, a restaurant (Park Tavern) serving breakfast, lunch and dinner seven days a week, and one of the largest outdoor ice skating rinks in the region. It will serve as our neighborhood square and be surrounded by high-density residential and office development.

None of these accomplishments would have been possible without the commitment of our board members and property owners, residents, a variety of DC Government agencies, the office of the Deputy Mayor for Planning & Economic Development, our Council Member Tommy Wells, our hard-working Clean & Safe Team members, and a dedicated BID staff. You all embrace the vision to create a vibrant riverfront neighborhood, and we appreciate your commitment, dedication, and support.

We invite you to come join us by the river as the vision and aspirations become reality and a new community continues to evolve and grow.

Best wishes,

**Eric Siegel**
*Chairman*

**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 entrances 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 feel positive about the neighborhood’s cleanliness and safety each year (see graph below). This year the perception survey shows 91.2% of respondents think the BID is clean or very clean and 76% perceive the BID as safe or very safe.

Every day 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. In FY 2011 the Clean Team collected 7,945 bags of trash and completed 702 hours of landscaping.

The two Hospitality Ambassadors greet passersby, answer questions and provide directions, and actively monitor activities on the streets. The Ambassadors responded to 9,336 requests for information in FY11. The crew members carry Nextel radios to communicate with the supervisor and fill out daily reports of work tasks and happenings in the neighborhood.

“You have a great team of guys in the blue uniforms. They are clearly managed very well. They are polite, courteous and always visible on the streets.”

– 2011 Perception Survey Response

Clean & Safe Perception Results

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<thead>
<tr>
<th>Year</th>
<th>Safe or Very Safe</th>
<th>Clean or Very Clean</th>
</tr>
</thead>
<tbody>
<tr>
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<td>6.1</td>
<td>44.9</td>
</tr>
<tr>
<td>2008</td>
<td>6.0</td>
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<tr>
<td>2011</td>
<td>76</td>
<td>91.2</td>
</tr>
</tbody>
</table>

Capitol Riverfront BID, October 2011
PUBLIC REALM

The Capitol Riverfront 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 continued to work with DDOT on repairs in the public realm, planting and caring for trees, and removing snow during the winter. The BID banners and snowflakes on light poles create a vibrant and festive atmosphere. The BID also cared for the 21 large stone flower planters along M Street that provide visual continuity and color to M Street. In addition, the BID partnered with the US Green Building Council on the first annual Community Planting Day which brought together volunteers to plant over 1,200 daffodil bulbs in the public realm and 1,000 tulip bulbs in the Yards Park.
In FY11, the BID also worked in partnership with the Urban Forestry Administration of the District Department of Transportation to plant 67 trees in the Capitol Riverfront. The BID watered the trees throughout the summer to keep them healthy and growing. The BID also submitted service requests to address traffic and safety issues, potholes, parking and signage problems, and fixing of light poles.

“\textbf{This is a great place to live with kids and we look forward to it getting even better!}”

– 2011 Perception Survey Response

\textbf{FRONT FACT}

\textit{Many tree wells in the Capitol Riverfront are designed to capture storm water and reduce run-off into the Anacostia River.}
Throughout the year the BID works in concert with property owners to give presentations and tours to office and retail tenant prospects as well as investment partners. The BID office serves as a marketing center for the entire neighborhood and meeting place for potential tenants. During the course of the past year the BID gave over 125 presentations to potential office tenants, retailers, and investment partners. BID staff continued to visit office and retail brokerage firms to keep them informed of new development and leasing opportunities. During FY11, the BID hosted a retail and office broker reception in the Yards Park, an ICSC Mid-Atlantic NEXT generation tour, a DCBIA Leaders in Development tour, and a DC CMRC tour. The BID collaborated with the Office of the Deputy Mayor for Planning and Economic Development and other BiDs to tour representatives of GSA’s Public Building

**ECONOMIC DEVELOPMENT**

The Capitol Riverfront BID emphasizes economic development as one of its core work programs. The BID partners with property owners, the DC Government and other entities to facilitate economic development activities in the Capitol Riverfront including business attraction; transportation and planning; and research and information.

Forest City Washington announced that a Harris Teeter grocery store will be opening in 1212 4th Street, SE now under construction (rendering courtesy of Forest City Washington).

75,000 square feet of retail leases signed in 2011

**Business Attraction**

Throughout the year the BID works in concert with property owners to give presentations and tours to office and retail tenant prospects as well as investment partners. The BID office serves as a marketing center for the entire neighborhood and meeting place for potential tenants. During the course of the past year the BID gave over 125 presentations to potential office tenants, retailers, and investment partners. BID staff continued to visit office and retail brokerage firms to keep them informed of new development and leasing opportunities. During FY11, the BID hosted a retail and office broker reception in the Yards Park, an ICSC Mid-Atlantic NEXT generation tour, a DCBIA Leaders in Development tour, and a DC CMRC tour. The BID collaborated with the Office of the Deputy Mayor for Planning and Economic Development and other BiDs to tour representatives of GSA’s Public Building.
Transportation & Planning

The Capitol Riverfront BID worked with DC Surface Transit (DCST) and the District Department of Transportation (DDOT) to expand the hours and days of operation of the Circulator bus route connecting the Union Station Metro station and the Navy Yard Metro station. The BID also worked on plans for the future streetcar lines. During FY11, Circulator bus ridership on the Navy Yard–Union Station route increased to an average of 38,496 riders per month from 33,457 riders per month in FY10. The BID also worked with DDOT to install additional Capital Bikeshare stations throughout the neighborhood. In addition, the BID engaged DDOT on preliminary plans to conduct a larger transportation study examining the current and future transportation demand in an area encompassing the Capitol Riverfront and entire Southwest Waterfront neighborhoods.

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. These business attraction efforts helped to facilitate over 75,000 SF of retail leasing activity in 2011, including ten restaurants as well as the 50,000 SF Harris Teeter grocery store under construction in Forest City Washington’s development at 1212 4th Street, SE.

“I really look forward to the continued development in the area. Working at DOT HQ gives me the advantage of seeing everything being built from the ground up.”

– 2011 Perception Survey Response

Research & Information

The BID’s research and data collection efforts continued to include summaries on the status of development projects; quarterly absorption analysis; office and retail lease comparables; 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. Finally, the BID contracted with RCLCO to conduct an in-depth analysis of development near select Green Line Metro stations including the Navy Yard station. The study also examined the fiscal impact of continued development within the Capitol Riverfront.
Electronic Marketing

The total annual individual website sessions increased to 228,545 sessions in FY11 from 207,313 sessions in FY10. In addition, by the end of FY11 the BID's bimonthly e-newsletter, the ‘Front Page News’ was reaching 4,830 people, compared to 4,304 people in FY10. The BID’s Facebook page and Twitter account continued to grow to 1,203 Facebook fans, compared with about 800 fans last year, with over 600 followers on Twitter.

This year the BID launched the Yards Park electronic marketing. The Yards Park website received 100,764 individual sessions in FY11. The Yards Park Facebook page gained 1,362 fans in FY11 and has 364 followers on Twitter.

MARKETING
BRANDING & PUBLIC RELATIONS

The Capitol Riverfront BID focuses on marketing, branding and promoting the neighborhood in the marketplace. In FY11, the BID continued to increase electronic marketing, launched the Yards Park marketing campaign which included advertisements on Metrorail, produced a 2-minute neighborhood video, and continued to attend and present at trade shows, networking events, and conferences.
Print, Media & Video Promotion

The BID added a fall printing of the one-page Front Page News development summary in addition to the successful spring printing that coincides with the opening of the baseball season. The BID also updated its marketing brochures, showcase boards, and neighborhood maps to reflect and incorporate new development data and neighborhood progress. The BID launched a month-long Metrorail advertisement campaign to promote the Yards Park that included 250 car cards and three in-station dioramas. The campaign was estimated to reach 10 million Metro riders. In addition, organizations that held events at the Yards Park marketed both the Capitol Riverfront and Yards Park, reaching tens of thousands of people in these organizations.

The BID produced a new 2-minute neighborhood video that showcases the Capitol Riverfront amenities and interviews of local residents, retailers, and stakeholders. The video also includes stunning footage of the Yards Park. The video was created as part of a local project, spearheaded by Destination DC, to capture the spirit and unique offering of DC neighborhoods. The video was distributed to over 1,500 websites including AOL, Monkeyssee, DailyMotion, Metacafe, and Collective Media’s website.

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 for prospective tenants. In addition, the BID 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, Commercial Real Estate Women Convention, and Railvolution. The BID also tabled at local Capitol Riverfront office buildings to expand the knowledge of services and events to existing tenants, and more.
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 parks and open spaces.
The Front continued its lunchtime concerts and outdoor movie series, Holiday Market, and Anacostia River Business Summit, as well as debuted a new Friday Evening Concert Series and a National Cherry Blossom Festival event with lantern making and performances, and sponsored several events in the Yards Park.

**Growing Annual Events**

The Capitol Riverfront continued its fourth year of summer outdoor movies and showed ten “Best of the Oscars” films. The movies shown at Tingey Plaza attracted approximately 500 people each week, the largest crowd to date since the series began. The BID also completed its fourth successful year of the Wednesday lunchtime concert series. This year, the 15 concerts were held in the Yards Park and included visits from a variety of mobile food trucks each week. In FY11 the BID held its third annual Holiday Market for five days in December, with the addition of Saturday. The Holiday Market gave workers and residents the opportunity to buy local holiday gift items from 12 crafts vendors and enjoy live holiday music. Lastly, the BID, along with the Anacostia Watershed Restoration Partnership, hosted its second annual Anacostia River Business Summit. The Summit included 18 exhibitor tables, three panel presentations and a networking luncheon. The event was attended by over 300 business, non-profit, and government stakeholders.

**New Events in The Front**

The BID produced several new events in 2011, many of which showcased the new Yards Park. The 15-week Capitol Riverfront Friday Evening Concert Series at the Yards Park attracted an estimated 1,200 people per week and was so successful that an additional 3-week “Encore Series” was added in September. Concerts featured a variety of bands, several local food options, 2 bars by Mie N Yu, and rotating features such as bocce games and post-concert Zumba lessons. The Capitol Riverfront also helped organize the monthly Truckeroo event at the Bullpen on Half Street which brought together over 20 mobile food trucks at one location and averaged 20,000 people per event. The BID produced two Event Planner Open Houses at the Yards Park and sponsored a variety of other community events including the 2-day FreedomFest, Capital Community Day by the Boys & Girls Club, Ward 6 Family Day, Brazil Day DC, Capital Bikeshare Birthday Party, and many more. Lastly, the BID hosted a Volunteer Appreciation Night at CAVA on Barracks Row to thank the 60+ volunteers who helped with BID and Yards Park events during the season.
The Capitol Riverfront’s four parks distinguish the Front and are part of the neighborhood’s competitive advantage in the marketplace. The BID has been an advocate for and a partner in the development of Diamond Teague Park and Piers, the Yards Park, Canal Park, and the Riverwalk Trail. 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 BID also provides maintenance, security, and programming services for the city-owned Yards Park.

92% of survey respondents rated their overall experience in the Yards Park very enjoyable or enjoyable.

PARKS AND GREEN SPACE

The overlook and light tower in the Yards Park
In FY11 the BID completed its first year of maintenance and programming of the Yards Park under the Waterfront Park Agreement between the DC Government, Forest City Washington, and the Capitol Riverfront BID. The 5½-acre Yards Park—with a quarter-mile-long boardwalk, great lawn, sculptural pedestrian bridge, waterwall and canal basin, open-air pavilion lumber shed and gardens—offered the public a new place to gather and enjoy the river, and proved to be an attractive location for a variety of events. In FY11, the Yards Park was open daily from sunrise until 9 pm in the winter and until 10 pm in the summer and was maintained and monitored by Clean Team members and a contract with Watkins private security company. Yards Park hosted over 120 events in FY11. Events included festivals, birthday parties, corporate fundraisers, weddings, and more. The BID’s 15-week Friday Evening Concert and encore series were extremely successful. There were 80 revenue-generating events produced by a variety of organizations, including non-profit and for-profit entities. There were 32 public events, equally divided between free and ticketed events. The BID sponsored space at the Yards Park for the Ward 6 Family Day Picnic, Capital Bikeshare’s Birthday Bash, Marcatus monthly creative art market, Living Classrooms’ A Night at the Yards, and the Dalai Lama’s visit in July. Three of the largest events included FreedomFest over the 4th of July, the Boys & Girls Club Family Day and the DC Challenge Urban Adventure Race. An estimated 50,000 people visited the Yards Park as part of a special event in FY11.

The BID has also partnered with the Canal Park Development Association to support the design and construction of Canal Park, as well as development of the park operations and marketing plan once the park opens in summer 2012. 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.

**Canal Park is named for the historic Washington Canal, which provided a water-borne connection between the Anacostia River and the Potomac River via the National Mall.**
### Statement of Financial Position: September 30, 2011 (Unaudited), September 30, 2010 (Audited) and September 30, 2009 (Audited)

<table>
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<th>2011 Unaudited</th>
<th>2010 Audited</th>
<th>2009 Audited</th>
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<td><strong>Total Assets</strong></td>
<td>798,610</td>
<td>642,482</td>
<td>628,867</td>
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| **LIABILITIES AND NET ASSETS** |        |              |              |
| Accounts Payable and Accrued Expenses | 89,071 | 40,814       | 43,511       |
| Line of Credit and Loans | -       | -            | 33,124       |
| Notes Payable - Stakeholders | 2,929 | 2,929        | 2,929        |
| Prepaid Assessments | -       | -            | 17,901       |
| **Net Assets**           | 706,610 | 598,739      | 531,402      |

| **Total Liabilities and Net Assets** | 798,610 | 642,482 | 628,867 |
### Statement of Activities: Year Ended September 30, 2011 (Unaudited) and Year Ended September 30, 2010 (Audited) and September 30, 2009 (Audited)

<table>
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<tr>
<th></th>
<th>2011</th>
<th>2010</th>
<th>2009</th>
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<td><strong>SUPPORT AND REVENUE</strong></td>
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<td>ONE-YEAR TERM</td>
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<tr>
<td>Dodd Walker Akridge</td>
<td>Ramsey Meiser Forest City Washington</td>
<td>Daryl Jackson Capitol Hill Tower Co-Op</td>
<td>Martin Smith Barracks Row Main Street</td>
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<td>Eric Siegel Cohen Companies</td>
<td>Bert Donohoe Donohoe Real Estate Services</td>
<td>Jim Dautenhahn DRI Development</td>
<td>Erik Moses DC Sports &amp; Entertainment Commission</td>
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<td>John Wilson JBG</td>
<td>David Howell Lerner Enterprises</td>
<td>David Brainerd Madison Marquette</td>
<td>Gregory McCarthy Washington Nationals Baseball Club</td>
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<td>Brooke Honore JPI</td>
<td>Norman Jemal Douglas Development</td>
<td>Michael Leyes Monday Properties</td>
<td>John Dillow Living Classrooms</td>
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<td>Amy Phillips Monument Realty</td>
<td>Marvin Roskopf Ruben Companies</td>
<td>Stephen Flippin CSX</td>
<td>Janelle Herring Washington Navy Yard</td>
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<td>Brad Fennell William C. Smith + Co.</td>
<td>Jean-Pierre Lamarre Courtyard by Marriott</td>
<td>John Clark III Steuart Investments</td>
<td>Arlene Brown Faison / RAM Partners</td>
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</tbody>
</table>
Michael Stevens, AICP  
Executive Director

Claire Schaefer  
Deputy Executive Director

Ted Skirbunt  
Director of Research and Information Systems

Kathleen Kruczlnicki  
Manager of Park Programming and Marketing

Leon Johnson  
Operations Manager, Clean Team and Hospitality Ambassadors

Alfred Corbin  
Park Facilities Manager

David Savarese  
Office Manager / Administrative Assistant
Following the commercial and residential growth in 2009 and 2010, the Capitol Riverfront witnessed continued residential growth, a wave of retail and restaurant leasing activity, the commencement of construction at Canal Park, and the completion of the Riverwalk Trail connection creating a one-mile continuous riverwalk in 2011. 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. With many of the restaurants that signed leases in 2011 scheduled to open in 2012, the Front is well positioned to continue a positive cycle of development, underpinned by new neighborhood support retail.
2011 DEVELOPMENT HIGHLIGHTS

Completion of three projects totaling an estimated $239 million

- The 400,000 SF office building at 1015 Half Street, SE
- The 170-unit Foundry Loft apartments at The Yards
- 80 of the 163 townhouses in Capitol Quarter Phase II

Projects under construction as of 4Q 2011 include:

- The new $300 million 11th Street Bridges
- 200 I Street totaling $85.9 million and 350,000 SF of office space
- The $18 million 3-acre Canal Park
- The 276-unit Camden South Capitol Street Apartments**
- The 45,500 SF Boilermaker Shops
- 1212 4th Street at The Yards comprising 225 apartments and 110,000 SF of retail including a 50,000 SF Harris Teeter grocery store
- The remaining 83 townhomes in Capitol Quarter Phase II

<table>
<thead>
<tr>
<th></th>
<th>Existing/Completed</th>
<th>Under Construction**</th>
<th>Planned</th>
<th>TOTALS</th>
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<tr>
<td>Hotel Rooms</td>
<td>204</td>
<td>0</td>
<td>921</td>
<td>1,125</td>
</tr>
<tr>
<td>Total Square Feet</td>
<td>11,225,493</td>
<td>1,171,500</td>
<td>24,329,935*</td>
<td>36,726,928*</td>
</tr>
<tr>
<td>Estimated Total Cost</td>
<td>$2.6 billion</td>
<td>$644 million</td>
<td>$5.9 billion</td>
<td>$9.1 billion</td>
</tr>
</tbody>
</table>

Source: Capitol Riverfront BID, November 2011  * Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined.  **Under construction projects include the 276 unit Camden South Capitol apartments, which while outside the BID boundary abut the western BID border of South Capitol Street and should be included in a market analysis.
1. THE JEFFERSON
JPJ
Residential: 448 apt. units

2. THE AXIOM
JPJ
Residential: 246 apt. units

3. 23 I STREET
Ruben Companies
Mixed Use: TBD

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

5. 1000 SOUTH CAPITOL
Lerner
Office: 320,000 SF
Retail: 30,000 SF

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: 220,000 SF

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: 325,000 SF
Retail: 50,000 SF
Residential: 575 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

Properties as of November 2011
<table>
<thead>
<tr>
<th>Number</th>
<th>Property Name</th>
<th>Developer/Owner</th>
<th>用途</th>
<th>SF</th>
</tr>
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<tbody>
<tr>
<td>16.</td>
<td>PLAZA ON K</td>
<td>DRI Development</td>
<td>Office: 795,000 SF Retail: 30,000 SF</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>VELOCITY CONDOS</td>
<td>Cohen Companies</td>
<td>Residential: 200 units additional phases of mixed use TBD</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td>1015 HALF STREET</td>
<td>Prudential</td>
<td>Office: 379,000 SF Retail: 21,000 SF</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>ONYX ON FIRST</td>
<td>Faison/Canyon-Johnson</td>
<td>Residential: 266 apt. units</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>50 M STREET</td>
<td>Monument Realty</td>
<td>Office: 135,000 SF Retail: 5,000 SF</td>
<td></td>
</tr>
<tr>
<td>21.</td>
<td>100 M STREET</td>
<td>Northwood Investors</td>
<td>Office: 225,000 SF Retail: 15,000 SF</td>
<td></td>
</tr>
<tr>
<td>22.</td>
<td>80 M STREET</td>
<td>Lerner</td>
<td>Office: 275,352 SF</td>
<td></td>
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<tr>
<td>23.</td>
<td>20 M STREET</td>
<td>Lerner</td>
<td>Office: 180,633 SF Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td>24.</td>
<td>800 NEW JERSEY</td>
<td>William C. Smith &amp; Co.</td>
<td>Mixed use: 900,000 SF</td>
<td></td>
</tr>
<tr>
<td>25.</td>
<td>CAPITOL HILL TOWER CO-OP</td>
<td>Valhal Corp.</td>
<td>Residential: 344 co-op units Retail: 9,500 SF</td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td>COURTYARD BY MARRIOTT</td>
<td>204 rooms</td>
<td>Retail: 4,000 SF</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>FEDERAL GATEWAY I</td>
<td>William C. Smith &amp; Co.</td>
<td>Office: 293,000 SF Retail: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>200 I ST.</td>
<td>DC Govt./StonebridgeCarras</td>
<td>Office: 350,000 SF</td>
<td></td>
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<tr>
<td>29.</td>
<td>250 M AT CANAL PARK</td>
<td>William C. Smith &amp; Co.</td>
<td>Office: 213,000 SF Retail: 12,000 SF</td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td>MULTI-FAMILY HOUSING</td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 322 units</td>
<td></td>
</tr>
<tr>
<td>31.</td>
<td>CAPPER SENIORS</td>
<td>DCHA/Urban Atlantic</td>
<td>Residential: 162 units</td>
<td></td>
</tr>
<tr>
<td>32.</td>
<td>300 M STREET</td>
<td>Potomac Investments</td>
<td>Office: 278,500 SF Retail: 3,000 SF</td>
<td></td>
</tr>
<tr>
<td>33.</td>
<td>CAPITOL QUARTER I &amp; II</td>
<td>DCHA/EYA</td>
<td>Residential: 323 townhouses</td>
<td></td>
</tr>
<tr>
<td>34.</td>
<td>400 M STREET</td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 138 apt. units</td>
<td></td>
</tr>
<tr>
<td>35.</td>
<td>MULTI-FAMILY HOUSING</td>
<td>DCHA/Forest City/Urban Atlantic</td>
<td>Residential: 613 units</td>
<td></td>
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<tr>
<td>36.</td>
<td>600 M STREET</td>
<td>DCHA/Forest City</td>
<td>Office: 484,780 SF Retail: 15,000 SF</td>
<td></td>
</tr>
<tr>
<td>37.</td>
<td>MARINE BACHELOR ENLISTED QUARTERS</td>
<td>Dept. of Navy</td>
<td>Residential: 166 dorms, sports field, rehearsal hall &amp; parking garage</td>
<td></td>
</tr>
<tr>
<td>38.</td>
<td>MARITIME PLAZA I &amp; II</td>
<td>COPT</td>
<td>Office: 345,000 SF</td>
<td></td>
</tr>
<tr>
<td>39.</td>
<td>MARITIME PLAZA III, IV, V</td>
<td>Lincoln Property Co.</td>
<td>Office: 350,000 SF Hotel: 200 rooms PUD allows 2 more office bldgs. &amp; 1 hotel</td>
<td></td>
</tr>
<tr>
<td>40.</td>
<td>25 M STREET</td>
<td>Akridge</td>
<td>Office: 243,000 SF Retail: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td>41.</td>
<td>1201 HALF STREET</td>
<td>Akridge</td>
<td>Office: 115,000 SF Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td>42.</td>
<td>AKRIDGE RESIDENTAL</td>
<td>Akridge</td>
<td>Residential: 280 units Retail: 22,000 SF</td>
<td></td>
</tr>
<tr>
<td>43.</td>
<td>U.S. DEPT. OF TRANSPORTATION</td>
<td>JBG</td>
<td>Office: 1,350,000 LSF Retail: 22,300 SF</td>
<td></td>
</tr>
<tr>
<td>44.</td>
<td>SQUARE 701</td>
<td>Wilco Companies</td>
<td>Office: 350,000 SF Retail: TBD</td>
<td></td>
</tr>
<tr>
<td>45.</td>
<td>1212 4TH STREET</td>
<td>Forest City Washington</td>
<td>Residential: 225 units Retail: 110,000 SF (includes Harris Teeter)</td>
<td></td>
</tr>
<tr>
<td>46.</td>
<td>BOILERMAKER SHOPS</td>
<td>Forest City Washington</td>
<td>Retail: 33,540 SF Office: 12,000 SF</td>
<td></td>
</tr>
<tr>
<td>47.</td>
<td>FUTURE DEV. PARCELS</td>
<td>Forest City Washington</td>
<td>Mixed use: 3.6 million SF</td>
<td></td>
</tr>
<tr>
<td>48.</td>
<td>FACTORY 202</td>
<td>Forest City Washington</td>
<td>Residential: 250 units</td>
<td></td>
</tr>
<tr>
<td>49.</td>
<td>PARK PAVILIONS</td>
<td>Forest City Washington</td>
<td>Office: 17,350 SF Retail: 17,350 SF</td>
<td></td>
</tr>
<tr>
<td>50.</td>
<td>BUILDING 74</td>
<td>Forest City Washington</td>
<td>Residential: Townhouses</td>
<td></td>
</tr>
<tr>
<td>51.</td>
<td>FOUNDRY LOFTS</td>
<td>Forest City Washington</td>
<td>Residential: 170 apt. units Retail: 10,000 SF</td>
<td></td>
</tr>
<tr>
<td>52.</td>
<td>1333 M STREET</td>
<td>Cohen Companies</td>
<td>Mixed Use: 815,000 SF</td>
<td></td>
</tr>
<tr>
<td>53.</td>
<td>ADMIRAL AT BARRACKS ROW</td>
<td>Old City Development, LLC</td>
<td>Office: 19,000 SF Retail: 3,000 SF</td>
<td></td>
</tr>
<tr>
<td>54.</td>
<td>900 M STREET</td>
<td>Paramount Investments</td>
<td>Retail: 7,480 SF</td>
<td></td>
</tr>
<tr>
<td>55.</td>
<td>THE CAR BARN</td>
<td>Madison Marquette</td>
<td>Existing: Charter Schools Planned Retail: 94,400 SF</td>
<td></td>
</tr>
<tr>
<td>56.</td>
<td>1099 8TH STREET</td>
<td>G Properties</td>
<td>Retail: 10,000 SF</td>
<td></td>
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<tr>
<td>57.</td>
<td>719 VIRGINIA AVENUE</td>
<td>National Community Church</td>
<td>Mixed Use: TBD</td>
<td></td>
</tr>
<tr>
<td>58.</td>
<td>ACC MULTI-FAMILY SQ 882</td>
<td>DCHA/Urban Atlantic</td>
<td>Residential: 189 units</td>
<td></td>
</tr>
<tr>
<td>59.</td>
<td>VAN NESS ELEMENTARY SCHOOL</td>
<td>DC Government</td>
<td>Existing: Office Use</td>
<td></td>
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<tr>
<td>60.</td>
<td>ACC COMMUNITY CENTER</td>
<td>DCHA/Urban Atlantic</td>
<td>Community: 18,000 SF</td>
<td></td>
</tr>
<tr>
<td>61.</td>
<td>CARROLL APARTMENTS</td>
<td>DCHA</td>
<td>Residential: 60 units</td>
<td></td>
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<tr>
<td>62.</td>
<td>41 L STREET</td>
<td>WMATA</td>
<td>Residential: 84 Units Retail: 5,300 SF</td>
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</tr>
<tr>
<td>63.</td>
<td>1 M STREET</td>
<td>Monument Realty</td>
<td>Office: 310,000 SF Retail: 15,000 SF</td>
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</tr>
<tr>
<td>64.</td>
<td>MARINA PLACE</td>
<td>Buzzards Point LLC</td>
<td>Residential: 99 units Retail: 2,047</td>
<td></td>
</tr>
<tr>
<td>65.</td>
<td>BUILDING 170</td>
<td>JBG</td>
<td>Retail: 7,000–11,000 SF</td>
<td></td>
</tr>
<tr>
<td>66.</td>
<td>880 NEW JERSEY</td>
<td>William C. Smith &amp; Co.</td>
<td>Residential: 430 units Retail: 1,500 SF</td>
<td></td>
</tr>
</tbody>
</table>
2011 office development included the groundbreaking for the renovation of 200 I Street, SE and the completion of the 400,000 SF 1015 Half Street, SE. 200 I Street, a 350,000 SF renovation of the historic Washington Post/Star printing plant is 100% pre-leased to the DC Government and will house the Office of the Chief Technology Officer, Child and Family Services Agency, and the DC Commission on the Arts and Humanities. Despite no lease signings at 1015 Half Street, the Class A office building is well positioned to capture significant leasing activity in 2012. Since 2001, the Capitol Riverfront has averaged approximately 300,000 SF of net office absorption per year. Over the past year tenants such as the DC Department of Transportation, the FAA, and Booz | Allen | Hamilton moved into office space in the Capitol Riverfront. 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, Pentagon, and future home of the Department of Homeland Security at the St. Elizabeths campus.
**2011 OFFICE DEVELOPMENT HIGHLIGHTS**

- Groundbreaking for the renovation of 200 I Street, SE into 350,000 SF of office space
- Booz | Allen | Hamilton moved into 30,000 SF at 20 M Street
- DC Department of Transportation moved into 150,000 SF at 55 M Street, SE
- The FAA signed a lease and moved into 50,000 SF at 55 M Street, SE
- Completion of the 400,000 SF 1015 Half Street, SE

**2011 OFFICE DEVELOPMENT MARKET**

<table>
<thead>
<tr>
<th></th>
<th>Existing Privately Owned, Rented</th>
<th>Existing Govt. Owned, Occupied</th>
<th>Total Under Construction</th>
<th>Total Planned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>4,688,040 (31%)</td>
<td>2,200,000 (14%)</td>
<td>362,000 (2%)</td>
<td>8,148,130 (53%)</td>
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</tbody>
</table>

**Historical Absorption, Deliveries, and Vacancies***

**Office Statistics (Class A Space)**

<table>
<thead>
<tr>
<th></th>
<th>BID</th>
<th>WASH, DC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy Rate**</td>
<td>16.6%</td>
<td>12.7%</td>
</tr>
<tr>
<td>YTD Net Absorption</td>
<td>126,464 SF</td>
<td>1,251,291 SF</td>
</tr>
<tr>
<td>Average Full Service Asking Rent PSF</td>
<td>$47.20</td>
<td>$53.77</td>
</tr>
</tbody>
</table>

*Source: CoStar, November 2011

**Does not include Government owned, occupied space**
2. Plaza on K
   Office: 795,000 SF Retail: 30,000 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: 500,000 SF Retail: 20,500 SF
15. 1 M Street
    Office: 310,000 SF Retail: 15,000 SF
18. Square 701/111 M Street
    Office: 350,000 SF
19. Forest City Phase II
    Office: 1,400,000 SF
20. U.S. Dept. of Transportation
    Office: 1,350,000 LSF Retail: 22,300 SF
21. Maritime Plaza I & II
    Office: 345,000 SF
22. Maritime Plaza III, IV, V
    Office: 350,000 SF
23. 1333 M Street
    Mixed Use: 815,000 SF
24. RiverFront on the Anacostia
    Office: 325,000 SF Retail: 50,000 SF
25. 100 V Street
    Mixed Use: 2.7 million SF
26. Coast Guard HQ
    Office: 592,000 SF
27. 1900 Half St SW
    Office: 477,562 SF
29. 800 New Jersey Ave
    Office: 400,000 SF
1. 200 I STREET
Office: 350,000 SF
Retail: 5,000 SF

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

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

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

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

12. 250 M AT CANAL PARK
Office: 213,000 SF
Retail: 12,000 SF

16. 25 M ST / 1201 HALF ST
Office: 370,000 SF
Retail: 30,000 SF

17. 55 M STREET
Office: 275,000 SF
Retail: 15,000 SF

28. WASHINGTON NAVY YARD
Office: 2.2 million SF
In 2011 the Capitol Riverfront BID’s estimated population remained stabilized at approximately 3,300 people as existing apartment buildings continued to average healthy occupancy levels around 95%. With the 170-unit Foundry Lofts and the first portion of townhomes in Capitol Quarter Phase II completed in the fourth quarter of 2011, Capitol Riverfront population growth will continue in 2012. Currently, over 31,570 people are estimated to live within one mile of the Front.* Finally, in 2011 the Capitol Riverfront BID conducted its inaugural annual resident survey. Over 66% of survey respondents had household incomes in excess of $100,000.

*Source: DC Economic Partnership, ESRI 2010 Estimates
2011 RESIDENTIAL DEVELOPMENT HIGHLIGHTS

- Just across the western BID boundary of South Capitol Street, the 276-unit Camden South Capitol Apartments broke ground with completion targeted for the 2Q of 2013
- William C. Smith + Co. announced plans to begin 430 apartments at 880 New Jersey Avenue, SE, with a groundbreaking targeted in 2012
- The completion of the 170-unit Foundry Lofts
- The completion of the first 80 townhouses in Capitol Quarter Phase II
- The start of construction of the 225-unit 1212 4th Street

RESIDENTIAL UNIT & POPULATION GROWTH

Capitol Riverfront BID, November 2011 population estimates and projections based on 1.5 residents per occupied unit and estimated absorption rates

$2.66 Capitol Riverfront average effective rental rate for new Class A High Rise apartments (PSF)
$2.86 Washington, DC average effective rental rate for new Class A High Rise apartments (PSF)**
$478 Capitol Riverfront average condo price (PSF)
$475 Washington, DC average condo price (PSF)**

*Capitol Riverfront BID, November 2011
**Downtown BID, 2010 State of Downtown Report, Delta Associates
1. 23 I STREET Residential TBD
2. ACC Multifamily 935 units
3. ACC Senior Building 162 units
4. Marine BEQ 166 units
5. ACC Multifamily 189 units
6. 400 M Street and Carroll Apartments 198 Units
11. 41 L Street 84 Units
13. Half Street 340 Units
15. Square 701 Residential
16. The Yards Phase III
17. The Yards Phase III
18. The Yards Phase II
19. The Yards Phase III
20. The Yards Phase II
21. The Yards Phase II
22. The Yards Phase II
23. The Yards Phase II
24. The Yards: Factory 202 250 Units
25. The Yards: Building 74
26. RiverFront on the Anacostia 575 Units
27. Marina Place 99 Units
28. Marina Place 99 Units
29. 880 New Jersey Ave 430 Units
2/3. JEFFERSON / AXIOM AT CAPITOL YARDS
JPI, 694 units

4. 909 AT CAPITOL YARDS
JPI, 237 units

6. CAPITOL QUARTER TOWNHOMES
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

21. FOUNDRY LOFTS
Forest City Washington, 170 units

24. 1212 4TH STREET
Forest City Washington, 225 units
In 2011, there were approximately 75,000 SF of retail leases signed in the Capitol Riverfront, including a 50,000 SF Harris Teeter grocery store. Other signed restaurant leases include Kruba Thai and Sushi, Potbelly, Austin Grill Express, Willie’s Brew & Que, be right burger, Huey’s 24/7 Diner, Buzz Bakery, a to-be-named brewery by Neighborhood Restaurant Group, and Park Tavern at Canal Park. Additionally, the Courtyard by Marriott, continuing to exhibit above average occupancy levels, traded for $68 million or approximately $333,000 per key. The Front hosted an estimated 2.2 million visitors to Washington Nationals baseball games, the Navy Museum, and events at Yards Park.
2011 RETAIL DEVELOPMENT

HIGHLIGHTS

- The 204-room Courtyard by Marriott sold for $68 million
- Harry's Reserve opened in 909 New Jersey Avenue
- Harris Teeter signed a 50,000 SF lease at Forest City’s 1212 4th Street in The Yards
- Approximately 25,000 SF of restaurant leases signed at the Foundry Lofts, Boilermaker Shops, and Canal Park
- Hosted an estimated 2.2 million visitors
- Lot 38 Espresso coffee bar opened for business in December 2011

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. Capital One Bank
11. SunTrust Bank
12. Wells Fargo Bank
13. Summer Outdoor Movies
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 at Jenkins Row
20. Safeway at Waterfront Station
21. McDonalds
22. Splash Car Wash
23. Blue Castle / Car Barn
25. Half Street District
26. The Bullpen
27. Domino’s Pizza
28. Trapeze School of New York
29. Al's Deli, Wrenn's Barber Shop
30. Park Tavern (2012)
32. Kruba Thai & Sushi (2012)
33. Harris Teeter (2013/2014)
34. Lot 38 Espresso Bar

Total Visitors to the BID

<table>
<thead>
<tr>
<th>Year</th>
<th>Visitors</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>181k</td>
</tr>
<tr>
<td>2008</td>
<td>2.5 mil</td>
</tr>
<tr>
<td>2009</td>
<td>1.9 mil</td>
</tr>
<tr>
<td>2010</td>
<td>2.0 mil</td>
</tr>
<tr>
<td>2011</td>
<td>2.2 mil</td>
</tr>
</tbody>
</table>

*Capitol Riverfront BID, November 2011 estimated visitor total based on events at Nationals Park, Navy Museum, and other special events
1. McDonalds
2. 800/880 New Jersey Ave
3. 23 I Street
4. Plaza on K
5. Harry’s Reserve
6. 1015 Half Street
8. Capitol Hill Tower & Courtyard by Marriott
9. SC 1100
10. 41 L Street
11. Wells Fargo Bank
12. 50 M Street
13. SunTrust Bank
14. 1111 New Jersey Ave
15. CVS, Five Guys, Subway, Capital One Bank
16. 250 M at Canal Park
17. Sizzling Express
18. 600 M Street
20. Quiznos, Port Café, Chicken Tortilla, Al’s Deli, Wrenn’s Barber Shop
22. The Admiral
23. 900 M Street/Domino’s Pizza
24. 1333 M Street
25. 1 M Street
28. Square 701/111 M Street
29. The Yards Phase II
30. Starbucks
33. Tingey Plaza
34. Building 170
36. The Yards Phase II
38. The Yards Phase II
39. The Yards Phase II
41. Nationals Park
42. RiverFront on the Anacostia
43. Marina Place
44. 100 V Street
45. Cornercopia
46. Lot 38 Espresso Bar
7. JUSTIN’S CAFE
2,000 SF

19. CAR BARN
94,400 SF

21. BARRACKS ROW
30 Restaurants & Shops

26. AKRIDGE AT HALF STREET
50,000 SF

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

31. 1212 4TH STREET
110,000 SF (including Harris Teeter)

35. BOILERMAKER SHOPS
45,500 SF (includes brewery and 6 restaurants, opening in 2012)

37. FOUNDRY LOFTS
10,000 SF (includes Potbelly, Kruba Thai and Sushi)

40. LUMBERSHED AT THE YARDS
34,700 SF
The Front is the only neighborhood in the District of Columbia with three parks opening between 2009 and 2012: Diamond Teague Park with water taxi piers (2009); the 5½-acre riverfront Yards Park (2010); and Canal Park, a three-block park model of environmental sustainability (2012). These three parks not only provide access to the river and regional recreation opportunities, but also serve as the front yard for the Capitol Riverfront neighborhood and are integral to create community and a sense of place in the Front. Additionally, in 2011 a Riverwalk Trail connection was completed between Diamond Teague Park and the Yards Park. With the opening of this connection, the Capitol Riverfront is now home to a continuous one-mile Riverwalk Trail that is publicly accessible between Diamond Teague Park and the 11th Street bridges. The Front is also 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.
2011 PARKS DEVELOPMENT HIGHLIGHTS

- Construction commencement of the 3-acre Canal Park delivering in summer 2012
- Completion of the Riverwalk Trail connection between Diamond Teague Park and the Yards Park
- The Yards Park received numerous awards in 2011 including:
  - Award for Engineering Excellence from the American Council of Engineering Companies and the Structural Engineers Association of Metropolitan Washington
  - Best New Public Space by the Washington City Paper
  - Ranked #16 in the Top 100 Public Spaces in the U.S. by Planetizen and the Project for Public Spaces
  - Named one of America’s Top 10 best new parks by Atlantic Cities Magazine

Yards Park fountains, waterfall, and canal basin
Sculptural bridge at the Yards Park
View of terraced steps and boardwalk
THE FRONT IS HOME TO:

- Three new parks: Diamond Teague Park & Piers, the Yards Park, and Canal Park
- 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 project at The Yards
- The largest LEED for Homes project in the country at Capitol Quarter
- One mile continuous Riverwalk Trail
1. CANAL PARK (2012)
2. JOY EVANS BEFORE & AFTER SCHOOL DAY CARE
3. VIRGINIA AVENUE PARK & COMMUNITY GARDEN
4. BOATHOUSE ROW
5. TINGEY PLAZA / TINGEY SQUARE
6. DIAMOND TEAGUE PARK AND PIERS
7. RIVERWALK TRAIL CONNECTION
8. THE YARDS PARK
9. ANACOSTIA RIVERWALK TRAIL