

CAPITOL RIVERFRONT LAND USE, TENANTS & AMENITIES

OFFICE

- 1. Washington Navy Yard & NCIS
- 2. U.S. Dept of Transportation HQ
- 3. BAE Systems, Northrup Grumman, AT&T
- 4. Alion, William C. Smith & Co.
- 5. Lockheed Martin, HNTB Architects, CACI, Sandler, Reiff & Young
- 6. Parsons Engineering
- 7. U.S. Coast Guard HQ
- 8. Washington Nationals
- 9. Unity Health Care, Computer Science Corp, General Dynamics, Booz Allen Hamilton
- 10. Living Classrooms, BID Clean and Safe Teams
- 11. Earth Conservation Corps
- 12. 20 M Street
- 13. 55 M Street
- 14. 1015 Half Street (2Q 2010)

RESIDENTIAL

- 15. Jefferson at Capitol Yards
- 16. Axiom at Capitol Yards
- 17. 909 at Capitol Yards
- 18. Onyx on First
- 19. Velocity Condos
- 20. Capitol Hill Tower Co-Op
- 21. Capitol Quarter Townhouses
- 22. 400 M Street
- 23. Capper Senior Home
- 24. Carroll Apartments
- 25. Marine Bachelor Quarters
- 26. Foundry Lofts (2010)

RETAIL, HOSPITALITY & ENTERTAINMENT

- 27. Courtyard by Marriott
- 28. Casa degli Angeli B&B

- 29. Nationals Park
- 30. Navy Yard Museum & USS Barry ship
- 31. CVS Pharmacy
- 32. Subway & Five Guys
- 33. Congressional Dry Cleaners
- 34. Starbucks
- 35. Sizzling Express
- 36. Chevy Chase Bank
- 37. Suntrust Bank
- 38. Wachovia Bank
- 39. Farmers Market, Lunchtime Concerts, Outdoor Movies
- 40. Justin's Café (August 2009)
- 41. Corner Copia Deli
- 42. Quiznos, Port Café, Chicken Tortilla
- 43. Dogma Dog Daycare
- 44. Barracks Row (Matchbox, Belga Café, Molly Malones, Cava, Banana Café, Starfish Café, etc)

- 45. Harris Teeter
- 46. Safeway
- 47. McDonalds
- 48. Splash Car Wash
- 49. Blue Castle
- 50. The Yards Retail (2010-2011)
- 51. Half Street District

PARKS & THE RIVER

- 52. Diamond Teague Park
- 53. Virginia Ave Park & Community Gardens
- 54. Garfield Park
- 55. Anacostia Boathouse Row
- 56. The Yards Park (2010)
- 57. Canal Park (2011)
- 58. Riverwalk Trail



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be out
FRONT

BE OUT

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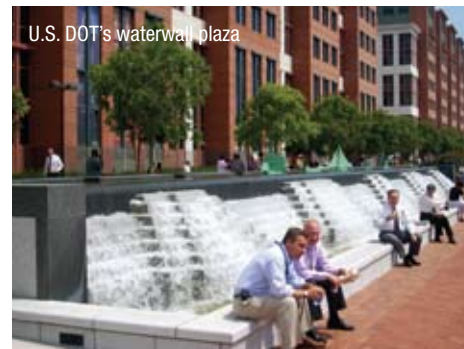


FRONT & center



Once-in-a-Generation Opportunity

The Capitol Riverfront, the “Front,” 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. Located just five blocks south of the US Capitol Building, the Front offers the best in city living with the extraordinary advantages of a riverfront setting, distinct industrial heritage, exceptional value, unique parks and trails, sports and entertainment, and proximity to Capitol Hill. In the Front, DC’s businesses and residents are part of a once-in-a-generation opportunity—shaping a new community on the river.



U.S. DOT's waterfront plaza

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

Source: Capitol Riverfront BID 1Q 2009 *Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined

A Vital Riverfront

The river and its renewal are at the heart of the Capitol Riverfront, offering impressive vistas and unique opportunities for recreation. Rising from the foundations of its 19th-century heritage as a shipbuilding and maritime powerhouse, the Front today is leading the way in riverfront renewal and green innovation. Here green is more than a color—it is a commitment evident in sustainable development, environmentally conscious businesses, mass transit access, walkability, and active public parks.



Unwind or recharge with nature in the Capitol Riverfront, a place for an active and healthy lifestyle. The 20-mile riverwalk trail will be a pedestrian and bicycle promenade providing spectacular views of the river and the city’s skyline. With four new public parks and piers for boat docking, the Front will provide exceptional river access, open space, and recreational amenities.



A view of The Yards from the river

Access to Everything

The Capitol Riverfront is a vibrant mixed-use neighborhood and riverfront destination. The Front has already established itself as a forward-thinking business center and growing residential neighborhood with wide appeal. Renovated brick warehouses and newly completed buildings create the Front’s new retail districts for dining, shopping and outdoor cafes. Plus, in the Capitol Riverfront you have a front row seat to lunchtime concerts, a farmers market, movies, rooftop happy hours, Artomatic and Nationals Park. And in the Front you have easy access to the rest of downtown and the region’s attractions.



Riverfront Reel Movie Night

The Front is conveniently and centrally located. Sharing it’s northern border with Capitol Hill, the Front is five blocks south of the US 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 Bus linking to Union Station and the Red Line. Reagan National Airport is only a 10-minute drive away and the Front is part of several regional bicycle routes and trails.



Circulator Bus at Navy Yard Metro