



**ALEXANDRIA WATERFRONT COMMISSION
BOAT TOUR OF D.C. WATERFRONTS
THURSDAY, APRIL 25, 2013
2:00 – 5:00 PM**

- I. Welcome and Introductions – Acting Chair Charlotte Hall**
- II. Boat Tour Overview – Jack Browand, Chief, RPCA**
 - A. Purpose of Tour
 - B. Review of Itinerary and Fact Sheets
 - C. Q&A
- III. Itinerary**
 - A. Participants will board Miss Mallory – 1:45 pm
 - B. Depart Alexandria Marina – 2:00 pm
 - C. Arrival at Diamond Teague Park and Piers – 2:45 pm
 - i. Speaker Michael G. Stevens, Capitol Riverfront BID (Diamond Teague Park and Piers, The Yards Park and Riverfront Trail)
 - D. Leave Diamond Teague – 3:15 pm
 - E. Arrival at The Wharf – 3:45 pm
 - i. Speaker Bob Rubenkönig, Hoffman-Madison Waterfront (The Wharf)
 - F. Leave The Wharf – 4:15 pm
 - G. Arrive back in Alexandria Marina – 5:00 pm

Upcoming Waterfront Commission Related Meetings

- 5/6 6:00 PM City Council Budget Work Session – Final Add/Delete
- 5/6 7:00 PM City Council Budget and Tax Adoption (CC Chambers)
- 5/7 7:30 Planning Commission (CC Chambers)
- 5/9 5:00 PM Marina Committee (Tentative - 2000)
- 5/15 7:30 PM Board of Architectural Review (CC Chambers)
- 5/21 7:30 AM Waterfront Commission (2000)
- 6/8 9:00 AM Waterfront Walk (Meet @Madison Street)



CANAL PARK DESIGN FEATURES (SOURCE – CANAL PARK DEVELOPMENT ASSOCIATION –WWW.CANALPARKDC.ORG)

PARK TAVERN/RESTAURANT CAFÉ

A large, light soaked Pavilion with outdoor café seating on the southern block adjacent to the ice-skating path will serve meals throughout the day. The Pavilion will be LEED Gold certified and will demonstrate innovative green building systems (see Sustainability section for more details).

ICE SKATING

During the winter, an ice path will meander through the Park recalling frozen canals of northern Europe and perhaps the Washington Canal itself, as historical records suggest that ice-skating occurred on the Tiber Creek in winter during the 19th century. Visitors can rest in the Pavilion and sip hot chocolate while watching skaters pass by.

WATER FEATURES

Canal Park will have two monumental water features/fountains. A large, interactive water fountain with programmable water jets embedded below the paving surface anchors the southern end of the Park. Children will be able to run through the fountain during the summer months, and when the fountain is turned off, the space it occupies can be used as a performance area or as a seasonal plants display during the winter months. In the middle block, a monumental fountain 20 feet wide and 135 feet long sits in the same linear path as the rain garden. The fountain will operate 365 days/year and at its southern end, the water will cascade down an inclined scrim surface. The middle block Pavilion hovers above this plane of cascading water.

ART AND SCULPTURE

Artist, David Hess, has designed a series of interactive sculptural elements to be located on each of the Park's three blocks. In addition, a large cube with translucent polycarbonate panels on the roof of the main Pavilion will become a medium for projection art and light displays.

CHILD/FAMILY FEATURES

Canal Park will be a destination for the whole family with activities such as ice skating in winter, enjoying a meal at the café, jumping through the water fountains and playing with/on interactive sculpture in the Park's flexible spaces with park-provided toys and games.

LAWNS/ FLEXIBLE PROGRAMMED SPACE

Flexible spaces throughout the park, including the large green on the north block will be used for a variety of programs / events. CPDA, in partnership with the Capital Riverfront Business Improvement District, will host numerous events and celebrations throughout the year including, movies, concerts,

holiday and seasonal festivals, farmers markets, art expositions, games, educational and environmental programming, storytelling events, and much more.

CANAL PARK DESIGN TEAM

OLIN, Landscape Architecture, Urban Design and Planning

Leading the design team of Washington Canal Park, OLIN is a landscape architecture, urban design and planning firm with studios in Philadelphia and Los Angeles which creates timeless spaces that promote social interaction and enhance life. They are advocates for the artful creation and transformation of the public realm, and practice in a range of scales, including ecological and regional systems, urban districts, campuses, civic parks, plazas, and intimately scaled gardens. For more information, see www.theolinstudio.com.

Studios Architecture, Pavilion Architect (www.studiosarchitecture.com)

Cultural Tourism DC, Signage Content (www.culturaltourismdc.org)

Vika Capitol, LLC, Civil Engineer

Nitsch Engineering, Civil Engineer

Atelier Ten, Environmental Design & Lighting Design

SK&A Structural Engineers, PLLC, Structural Engineer

Joseph R. Loring & Associates, Inc., MEP Engineer

Bonestroo, Ice Rink and Fountain Design Engineer

Davis Langdon, Cost Estimating

ETM Associates, LLC, Public Space Management

Lynch & Associates, LTD, Irrigation Design

David Hess, Sculptor / Public Art

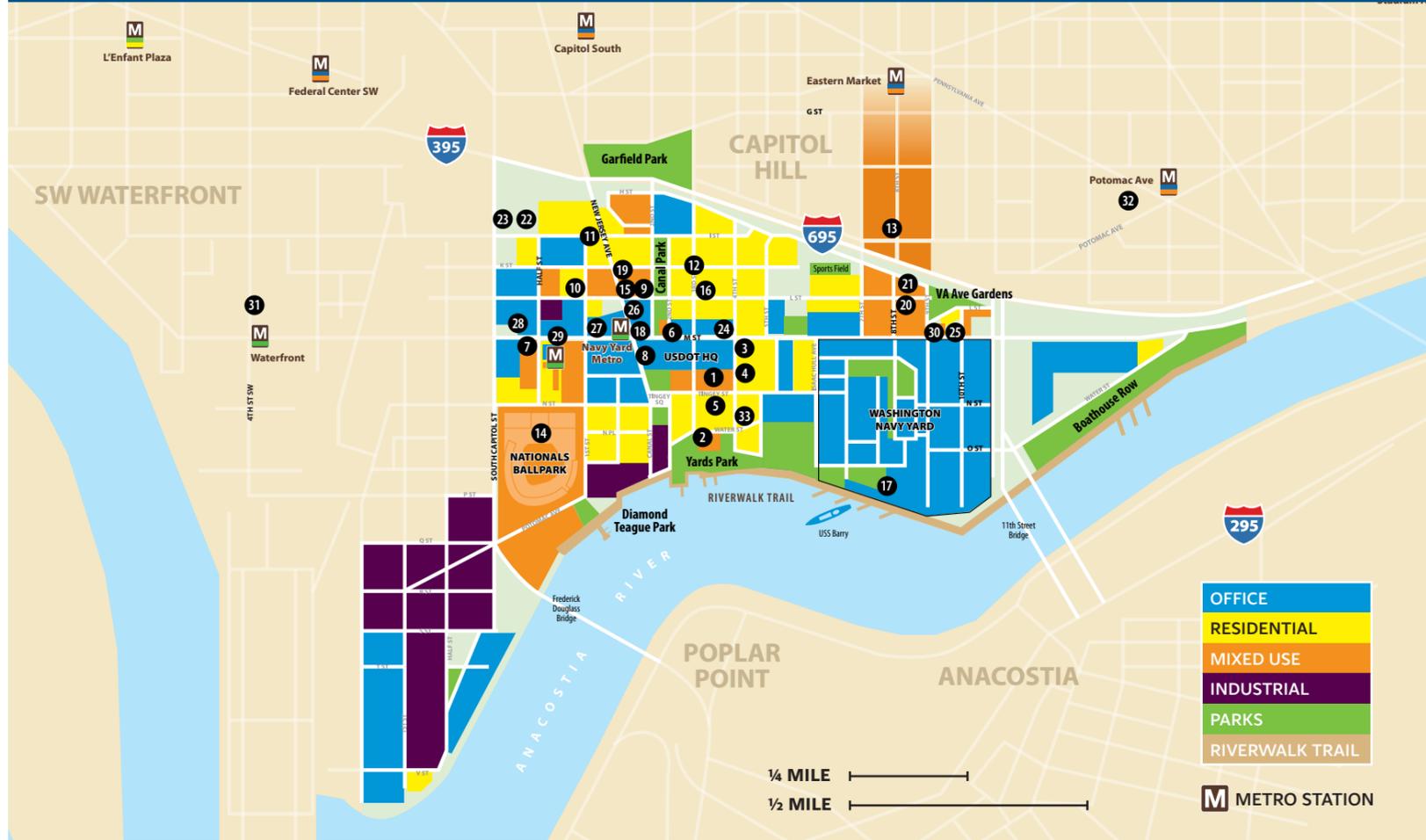
Environmental Consultants and Contractors, Inc., Environmental Consultant

Advanced Building Performance (ABP), Commissioning Agent

Soil Consultants, Inc., Geotechnical Consultant



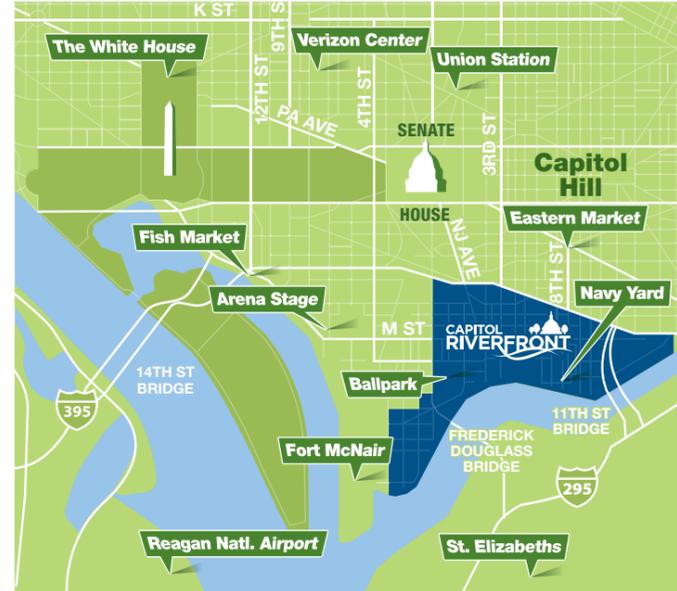
CAPITOL RIVERFRONT LAND USE, EXISTING TENANTS & AMENITIES



RETAIL, HOSPITALITY, ENTERTAINMENT, & AMENITIES

- | | | |
|---|--|---|
| <p>1. Boilermaker Shops (Wells Cleaners and six restaurants including Bluejacket Brewery, Buzz Bakery, Willie's Brew & Que, & more)</p> <p>2. Lumbershed Building (Osteria Morini Italian restaurant and more)</p> <p>3. Harris Teeter grocery store (2014)</p> <p>4. Vida Fitness, Bang Salon, and Aura Spa (2014)</p> <p>5. Potbelly, Kruba Thai & Sushi</p> <p>6. Canal Park Tavern</p> <p>7. Fairgrounds Outdoor Market</p> <p>8. Starbucks</p> | <p>9. Lot 38 Espresso Bar</p> <p>10. Justin's Café & Bar</p> <p>11. Harry's Reserve</p> <p>12. Cornercopia Deli/Market</p> <p>13. Barracks Row (Over 30 restaurants including Matchbox, Belga Café, Cava and more)</p> <p>14. Nationals Ballpark</p> <p>15. Courtyard by Marriott</p> <p>16. Casa degli Angeli B&B</p> <p>17. Navy Yard Museum & USS Barry Ship</p> <p>18. CVS, Five Guys, Subway, Capital One Bank</p> <p>19. Congressional Dry Cleaners</p> | <p>20. Port Café, Quiznos, Chicken Tortilla</p> <p>21. Dogma Dog Day Care</p> <p>22. Splash Car Wash</p> <p>23. McDonalds</p> <p>24. Sizzling Express</p> <p>25. Dominos Pizza</p> <p>27. Gordon Biersch, Sun Trust Bank</p> <p>28. Wells Fargo Bank</p> <p>29. Bank of America</p> <p>30. Wagtime Too</p> <p>31. Safeway at Waterfront Station</p> <p>32. Harris Teeter grocery store</p> <p>33. Trapeze School</p> |
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CAPITOL RIVERFRONT: CENTER CITY CONTEXT



**BE
OUTFRONT**



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www.capitolriverfront.org

COVER PHOTOS:

Top: Park Chelsea apartments
Left: Kruba Thai and Sushi restaurant
Bottom: Yards Park Friday Evening Concert

**Capitol Riverfront
Business Improvement District**

CAPITOL RIVERFRONT SUMMARY STATISTICS

- 35,000** DAYTIME POPULATION
- 69%** PERCENTAGE OF RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER WITHIN ONE MILE
- 31,906** RESIDENTS WITHIN ONE MILE
- \$93,115** AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE
- 3,800+** RESIDENTS WITHIN THE CAPITOL RIVERFRONT
- 2.5 MILLION** AVERAGE ANNUAL VISITORS TO THE CAPITOL RIVERFRONT

CAPITOL RIVERFRONT TENANTS

Existing Office Tenants

Washington Navy Yard • U.S. Dept. of Transportation HQ • Booz Allen Hamilton • BAE Systems • Alion Science & Technology • General Dynamics • Lockheed Martin • CSC • Parsons Engineering • Delta Resources • CACI • U.S. Bureau of Land Mgmt. • DC Department of Transportation • Perot Systems • William C. Smith & Co. • Washington Nationals Baseball Club • Earth Conservation Corps • Sayres & Associates • DC Office of the Chief Technology Officer • DC Child and Family Services Agency • DC Commission on the Arts and Humanities • Living Classrooms • Rand Construction

Existing & Opening Soon Retail

Courtyard by Marriott • CVS • Starbucks • Lot 38 Espresso Bar • Potbelly • Kruba Thai and Sushi • Cornercopia Market & Deli • Gordon Biersch • Bluejacket Brewery • Buzz Bakery • Willie's Brew & Que • Park Tavern • Five Guys • Subway • Justin's Café • The Port Café • Chicken Tortilla • Harry's Reserve • Quiznos • Osteria Morini • Wells Fargo • Capital One Bank • SunTrust Bank • Bank of America • Congressional Dry Cleaners • Sizzling Express • Dogma Dog Care • Casa degli Angeli B&B • Harris Teeter (2014) • Vida Fitness, Bang Salon, and Aura Spa (2014) • Wells Cleaners • Trapeze School • Wagtime Too

Source: Capitol Riverfront BID 3Q 2012



at the foreFRONT



river FRONT



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 five blocks south of the U.S. Capitol Building, the Front offers the extraordinary advantages of riverfront living, exceptional value, distinct industrial heritage, and access to unique parks and trails, sports and entertainment, transportation options, and proximity to Capitol Hill. Upon build out, the neighborhood will add over 36 million square feet of development and over 60% of the neighborhood will have been rebuilt with new office, residential, retail, hotels, and parks. In the Front, DC's businesses and residents are part of a once-in-a-generation opportunity to shape a new community.



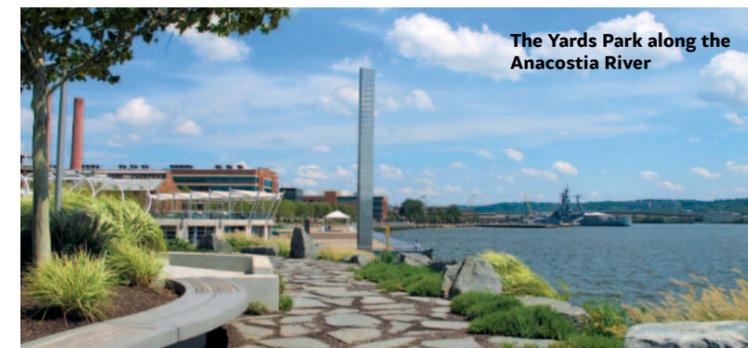
U.S. Department of Transportation

A VITAL RIVERFRONT

The river and its renewal are at the heart of the Capitol Riverfront. From the foundations of its 19th-century heritage as a shipbuilding and maritime powerhouse, today the Front is leading the way in green innovation, riverfront revitalization, and commitment to sustainable development. Unwind or recharge with nature in the Capitol Riverfront. Visit the Yards Park to enjoy impressive vistas, water features, events, and green open space along the river. The riverwalk trail is a pedestrian/bicycle promenade providing spectacular views. In addition, Canal Park, which is located in the heart of the Capitol Riverfront, offers community gathering space, water features, The Park Tavern restaurant, a kid's play area and a seasonal ice skating rink. The Front is the only DC neighborhood with the amenities of four new public parks.



Canal Park



The Yards Park along the Anacostia River

ACCESS TO EVERYTHING

The Front is a mixed-use neighborhood adjacent to Capitol Hill and Downtown with an urban riverfront experience. The Front is creating a forward-thinking business center with exceptional value and tenant appeal. Renovated brick warehouses and newly completed buildings create a lively retail district with over 20 existing and new restaurants. In addition, the Front has already established itself as a residential neighborhood. The neighborhood is approaching 4,000 residents and over 31,570 people live within one mile.

The Front is conveniently and centrally located, sharing its northern border with Capitol Hill. The Front is easily accessible with Metrorail's Green Line at the Navy Yard/Ballpark Station or Blue and Orange Lines at the Capitol South Station; the Circulator Bus to Union Station; and direct connection to I-395 and I-295 freeways. The Front is linked to several regional bicycle routes and Reagan National Airport is only 5 miles away.



Circulator Bus connects Union Station & Navy Yard Metro

CAPITOL RIVERFRONT DEVELOPMENT DATA				
	Existing	Under Construction	Planned	Totals
Office Sq.Ft.	7,238,040	29,350	8,004,780	15,272,170
Retail Sq.Ft.	187,129	144,850	566,137	898,116
Residential Units	2,760	494	6,606	9,860
Hotel Rooms	204	0	1,051	1,255
Total Sq.Ft.	11,728,493	703,200	24,473,872*	36,905,565*
Est. Total Cost	\$2.7 billion	\$538 million	\$6.3 billion	\$9.5 billion

Source: Capitol Riverfront BID 3Q 2012 *Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined

EXISTING AND OPENING SOON RETAIL AMENITIES

- Bluejacket Brewery
- Buzz Bakery
- Kruba Thai and Sushi
- Potbelly
- Willy's Brew and 'Que Sportsbar
- Park Tavern
- Lot 38 Espresso Bar
- Gordon Biersch
- Osteria Morini Italian restaurant by NYC Chef Michael White
- Harris Teeter grocery store (2014)
- Vida Fitness, Bang Salon, and Aura Spa (2014)