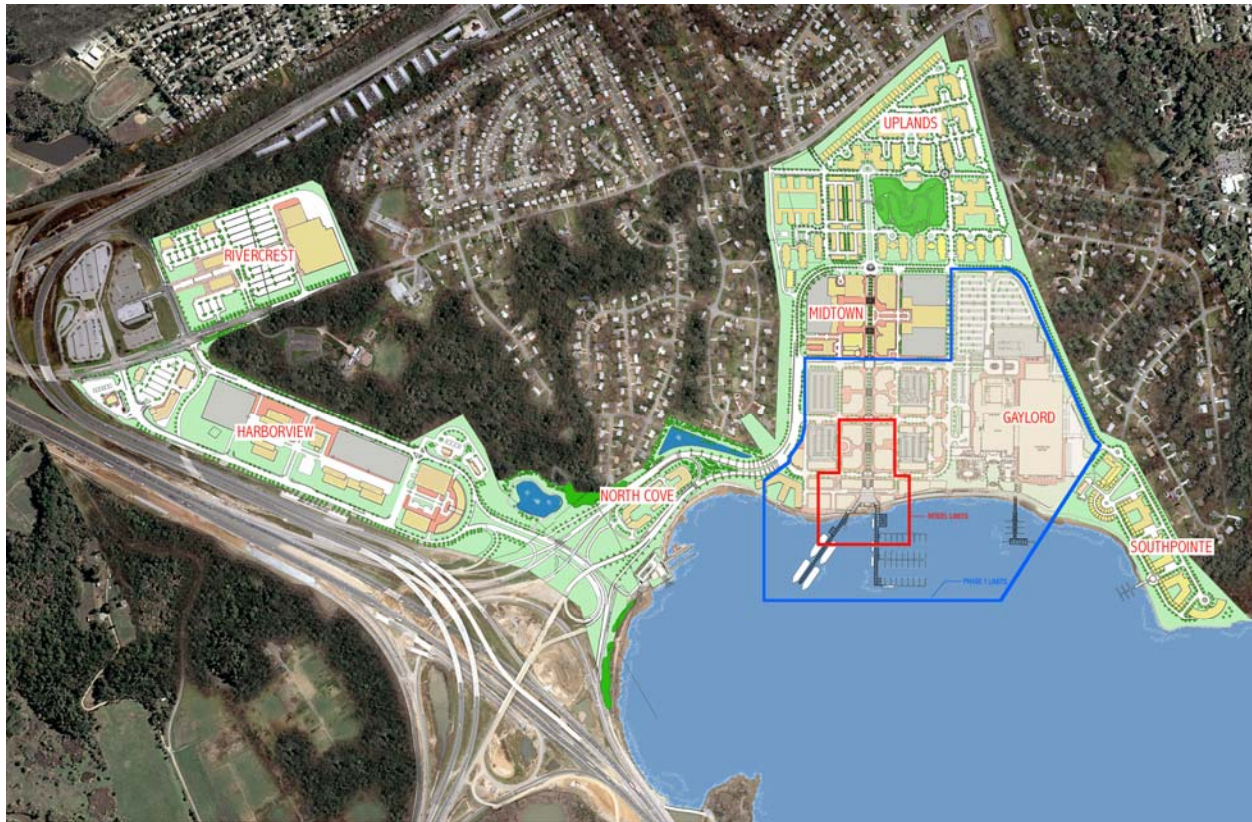


# OVERALL SITE PLAN



## **MASTER DEVELOPER:**

*The Peterson Companies*  
12500 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033  
Tel: 703-227-2000  
Fax: 703-631-6481  
[www.petersoncos.com](http://www.petersoncos.com)

## **RESIDENTIAL SALES:**

*The Peterson Companies*  
Sales By: McWilliams Ballard  
137 National Plaza, Suite 300  
National Harbor, MD 20745  
Tel: 301-203-4150  
Fax: 301-749-7333  
[www.nationalharborliving.com](http://www.nationalharborliving.com)

## **THE PROJECT:**

*National Harbor™*  
Peterson Development, LLC  
6710 Oxon Hill Road, Suite 300  
National Harbor, MD 20745  
Tel: 301-749-6700  
Fax: 301-749-6717  
[www.nationalharbor.com](http://www.nationalharbor.com)

## **MANAGEMENT & MARKETING:**

*National Harbor™*  
Peterson Management, LLC  
137 National Plaza, Suite 300  
National Harbor, MD 20745  
Tel: 301-203-4170  
Fax: 301-749-7144  
[www.nationalharbor.com](http://www.nationalharbor.com)

## ***Corporate Officials:***

*Milton V. Peterson, Owner & CEO*

*James W. Todd, President – The Peterson Companies*

*Steven B. Peterson, President – Peterson Development Co.*

*William E. Peterson, President – Peterson Management Co.*

*Jon M. Peterson, SVP – Mixed-Use*

*Emory B. Peters, SVP – Finance*

*James J. Vecchiarelli, CFO – Peterson Development Co.*

*Peter Hackett, SVP – Design & Construction*

*Thomas R. Maskey, Jr., SVP – Retail*

*William C. Smith, SVP – Office*

## ***Senior Project Managers:***

*Kent S. Digby, VP – National Harbor Operations*

*Howard A. Jensen, VP – Office Leasing*

*David C. Kersey, VP – D&C Project Director*

*Marc A. Menick, VP – Retail Leasing*

*Jeff T. Parana, VP – Project Manager*

*Stuart S. Prince, VP- Multifamily*

*Rocell R. Viniard, VP – Director of Marketing*



***Building D***



***Building E***



***Building J***



***Building K***



***Building L***



***Building M***

# PROJECT OVERVIEW



## NATIONAL HARBOR™ AND GAYLORD NATIONAL® PROJECT FACTS:

*National Harbor is a new 300-acre waterfront destination, set along a 1¼ mile panoramic stretch of the Potomac River in Prince George's County, Maryland. The cornerstone of this project will be the new Gaylord National Resort and Convention Center, the largest non-gaming hotel and convention center on the Eastern Seaboard.*

*At completion the total project will include:*

- ★ *7,300,000 s/f of master plan mixed-use community in Prince George's County, MD*
- ★ *4,000 hotel rooms*
- ★ *470,000 s/f Gaylord National convention center*
- ★ *1 Million s/f of retail, dining, and entertainment space*
- ★ *2,500 residential units*
- ★ *500,000 s/f of class "A" office space*
- ★ *4 piers, including two marinas*
- ★ *10,000 on-site parking spaces*

# PROJECT DETAILS

## PHASE ONE

### NATIONAL HARBOR<sup>®</sup> HOTELS & TIMESHARE:

*In its first phase, National Harbor will feature 5 hotels and the Wyndham Vacation Resorts providing 1,092 guestrooms in addition to Gaylord National.*

- ★ *Hilton's Hampton Inn and Suites – 151 Rooms*
- ★ *Residence Inn by Marriott – 162 Rooms*
- ★ *Westin – 195 Rooms*
- ★ *Aloft – 189 Rooms*
- ★ *Future (Building N) – Estimated 150 Rooms*
- ★ *Wyndham Vacation Resorts Timeshare – 250 Units*

### GAYLORD NATIONAL<sup>®</sup> RESORT AND CONVENTION CENTER:

- ★ *2,000 guestrooms including 108 lavish suites and 300 VIP Tower rooms*
- ★ *A spectacular 18-story, 1.65-acre multi-level atrium with views of the Potomac River and Old Town Alexandria*
- ★ *470,000 s/f of flexible convention, meeting, exhibition and pre-function space*
  - *180,000 s/f exhibition hall with 17 dedicated loading docks*
  - *50,000 s/f ballroom featuring theatrical stage, plus outdoor balcony offering views of the Potomac River*
  - *3 additional ballrooms of 30,000 s/f, 14,000 s/f and 8,100 s/f*
  - *74 breakout rooms with maximum flexibility*

### NATIONAL HARBOR<sup>™</sup> RETAIL DINING & ENTERTAINMENT:

- ★ *325,000 s/f of retail, dining, and entertainment will start your experience in 2008*
- ★ *National Harbor will feature up to 20 white table cloth restaurants to include McCormick & Schmick's, Dolce Enoteca, Ketchup, Grace's Mandarin and Rosa Mexicano.*
- ★ *Late night entertainment will feature a comedy club, bowling and billiards, along with lively music and dancing*

# PROJECT DETAILS

## PHASE ONE

### GAYLORD NATIONAL™ RETAIL, DINING & ENTERTAINMENT:

- ★ *8,000 s/f of elegant retail shopping inside the hotel*
- ★ *6 restaurants:*
  - *Moon Bay Coastal Cuisine*
  - *Old Hickory Steakhouse*
  - *National Pastime Sports Bar & Grill*
  - *Pienza Italian Market*
  - *Fizz Lobby Bar*
  - *Java Coast Cafe*
- ★ *Pose, an exclusive nightclub atop the hotel providing sweeping views of Washington, DC and Virginia*
- ★ *Relâche™ Spa, Salon and Fitness Center, a 20,000 s/f world-class, full-service spa, salon and fitness center*
- ★ *Family entertainment arcade and a unique indoor / outdoor swimming pool*
- ★ *80,000 s/f of terraced, outdoor “special event” lawns*

### NATIONAL HARBOR™ RESIDENTIAL:

- ★ *National Harbor will initially offer 450 condominiums in its first three buildings*
- ★ *One National Harbor, the first residential building, offering 242 unit.—now under construction*
- ★ *Fleet Street condominiums will feature 163 units—now under construction*
- ★ *Condominiums will feature 1<sup>st</sup> class amenities such as rooftop swimming pool, underground parking and concierge services*

### NATIONAL HARBOR™ COMMERCIAL OFFICE:

- ★ *120,000 s/f of class “A” office space in its first two buildings—120 Waterfront Street and 174 Waterfront Street*
- ★ *Flexible floor plans to accommodate both small and large tenants*
- ★ *National Harbor will provide an ideal location with spectacular views of the Potomac*
- ★ *A rare new opportunity for a time saving commute from Fairfax and Montgomery counties*

# PROJECT DETAILS

## PHASE ONE

### NATIONAL HARBOR™ NORTH COMMERCIAL PIER & TERMINAL:

- ★ *700 ft. long Commercial Pier*
- ★ *Water Taxi service to and from National Harbor to Old Town Alexandria*
- ★ *Water Shuttle Service to and from National Harbor to Mt. Vernon, and National Harbor to and from Georgetown*
- ★ *Future routes will include Reagan National Airport and The Washington National's Baseball Stadium*
- ★ *Lunch and Dinner cruises and a high speed fun cruise on the Potomac*

### NATIONAL HARBOR™ MARINA:

- ★ *700 ft. long Pier & Marina boasting 64 luxurious slips*
- ★ *Private slips are 60 ft. long, 22 ½ ft. wide, accommodating some of the largest pleasure craft on the Potomac*
- ★ *Marina amenities include private changing facilities, dock side power, and gas and diesel fuel*
- ★ *Two 10,000 s/f platforms for corporate and private events*

### NATIONAL HARBOR™ SPECIAL RECREATION PIERS:

- ★ *Provides opportunities for bass fishing*
- ★ *Recreational canoeing and kayaking*
- ★ *Provides opportunities for jet skiing and water skiing*

### GAYLORD NATIONAL™ PIER AND MARINA:

- ★ *11,000 s/f marina and pier providing activities including boating, fishing, jet skiing and more*

### NATIONAL HARBOR™ ARTS AND LANDSCAPING:

- ★ *Sasaki Associates Inc. and Land Design, the country's premiere urban landscape designers, are providing overall expertise and coordination of vision*
- ★ *Artwork, landscaping and tailored public spaces will give National Harbor a feeling of urban elegance*
- ★ *Visitors to National Harbor who arrive by water will be greeted by the sight of the great giant struggling to escape earthly bounds depicted in Seward Johnson's evocative sculpture "The Awakening".*

# PROJECT DETAILS

## PHASE ONE

- ★ *An 85' contemporary sculpture created by Albert Palley will confirm your arrival to National Harbor*
- ★ *2 artisan fountains will welcome visitors from parking areas*
- ★ *2 featured pond fountains will enhance restored natural habitats*
- ★ *Landscaping, a signature aspect of all Peterson developments, will bring a resort-like atmosphere to the cityscape*
- ★ *"American Way", the main thoroughfare running through National Harbor, recalls the spirit of America's main street: vibrant, exciting and full of life*

## GREEN SPACE:

- ★ *An abundance of green space has been set aside to provide habitat and quiet space*
- ★ *Residents and visitors alike will be welcome to stroll and picnic or just enjoy the sunset from these areas*
- ★ *A park has been left in its natural state boasting oak trees and elm trees standing 50ft. tall*

## PARKING & CUSTOMER SERVICE:

- ★ *6,000 permanent on-site parking spaces, including 2,900 dedicated to Gaylord National plus 3,500 temporary spaces*
- ★ *Convenient Pay-on-Foot machines will provide convenience and no waiting*
- ★ *Parking garages will feature car wash and detailing services*
- ★ *A customer service office will be located in each parking garage to ensure the best service*
- ★ *Concierge service will provide assistance with items such as food delivery and dry cleaning pick-up for residents*

## PROJECT ACCESS:

- ★ *Direct access to National Harbor via I-95/495 Exit 2A makes it the only private community with direct access to the Capital Beltway*
- ★ *Direct access from I-295 Exit 1A, Route 210 and Oxon Hill Road*
- ★ *Easy access to Reagan National, Dulles International and Baltimore Washington International airports*
- ★ *Public bus transportation provided by The Maryland Department of Public Works and Transportation (MDOT) and Washington Metropolitan Area Transit Authority (WMATA)*
- ★ *The \$3 Billion new Woodrow Wilson Bridge currently carries an average of 260,000 cars daily and is now being built to accommodate up to 400,000*

# PROJECT DETAILS

## PHASE ONE

### SECURITY:

- ★ *24/7 On-site uniformed security team*
- ★ *On-site Fire & Emergency Rescue services*
- ★ *On-site Prince George's County Police*
- ★ *On-Site Maryland Natural Resource Police*
- ★ *State of the art monitoring system to include distress pull stations & cameras throughout the property*
- ★ *On-site helicopter pad for medical emergencies*