



**NEIGHBORHOOD LINK**  
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The Community Newsletter of CityCenterDC Summer 2008 CityCenterDC.com

## Upcoming Meetings

**1ST WEDNESDAY OF EACH MONTH**  
**ANC 2C Monthly Meeting**  
**6:30 pm – 8:30 pm**  
 Location Varies – Please Call for Details  
 Contact: (202) 387-1596

**ANC 2F Monthly Meeting**  
**7:00 pm – 9:00 pm**  
 Washington Plaza Hotel  
 10 Thomas Circle NW  
 Contact: (202) 667-0052

**3RD MONDAY OF EACH MONTH**  
**CityCenterDC Residential Advisory Committee Monthly Meeting**  
**6:30 pm – 8:30 pm**  
 The Historical Society of Washington, DC (Carnegie Library)  
 801 K St. NW at Mount Vernon Square  
 Contact: (202) 387-5169

**Next meetings:**  
 September 15, 2008  
 October 20, 2008  
 November 17, 2008  
 December 15, 2008

**Sub-Contractor Pre-Invitation Conference**  
 Informational meeting for Sub-Contractors interested in bidding on CityCenterDC work.  
**Date: To Be Determined**  
**Location: To Be Determined**

**TUESDAY, SEPTEMBER 23, 2008**  
**Shaw Main Streets 5th Annual Community Forum on Development Projects**  
**6:30 pm**  
 Walter E. Washington Convention Center  
 Executive Orders Area  
 801 Mount Vernon Place, NW

*If you would like your organization's meeting or event included in this newsletter, please send an e-mail with all the details and your contact information to: hines-archstone@hines.com*

## Developer Partners

**Hines** is a privately owned real estate firm involved in real estate investment, development and property management worldwide. The Hines portfolio of projects includes more than 1,000 properties representing approximately 416 million square feet of mixed-use, office, residential, hotel, retail, cultural and other uses. Local projects include Columbus Square, Franklin Square, Postal Square and 600 13th Street in Washington, DC.

**Archstone** is a recognized leader in apartment investment and operations and a market leader in the development and management of urban high-rise apartments. As of October 5, 2007, the company owned or had an ownership position in 359 communities, representing 87,667 units, including units under construction. Currently Archstone owns and manage 4,000 apartment units in DC and 18,000 units in the Washington metropolitan area. Charles E. Smith began developing apartment buildings in the District over fifty years ago.

**ADDITIONAL DEVELOPER PARTNERS**  
 A-1 Construction and Consulting, LLC  
 Bundy Development Corporation  
 The Jarvis Company, LLC  
 The Mayhood Company  
 The Neighborhood Development Company  
 Triden Development Group

**RETAIL MERCHANDISING**  
 Williams Jackson Ewing, Inc.  
 Lewis Real Estate Services, Inc.  
 Avenue A Realty Advisors

**CONSULTANTS**  
 Eason Associates Inc.  
 DP Consultants  
 Harlan Enterprises  
 HZDG  
 Interactive Strategies  
 JPM Group  
 Karen Bacon Events Inc.  
 The Oliver Group, Inc.  
 L. S. Caldwell & Associates, Inc.  
 Mumin & Associates  
 Neoscape Inc.  
 Studio Red at Rockwell Group



**ARCHITECTURE AND ENGINEERING CONSULTANTS**  
 Lead Design Consultants  
 Foster + Partners  
 Shalom Baranes Associates, PC  
 Gustafson Guthrie Nichol Ltd/Lee + Papa and Associates

**ADDITIONAL DESIGN CONSULTANTS**  
 Balfour Beatty (Pricing)  
 BVM Engineering/OPX  
 Clark/McKissick & McKissick (Pricing)  
 Claude R. Engle  
 Colonial Parking  
 Communication Arts  
 Delon Hampton & Associates/  
 Jackson & Tull/S.C. Myers/Insight/  
 Volkert  
 Envision PLLC  
 Gorove/Slade  
 IBTS/Indigo Engineering  
 McDonough & Partners  
 Persohn Hahn  
 Polysonics Corp.  
 ReSti/Walter P. Moore  
 Richter & Associates  
 Rolf Jensen/Setty Associates  
 Rockwell Architecture Planning and Design, PC  
 Schnabel Engineering/AMT, LLC  
 SK&A/Thornton Tomasetti  
 Street-Works LLC  
 Turner (Pricing)  
 TOLK, Inc.

## District, Hines | Archstone Close Deal on Remaining Portion of Old Convention Center Site

### CITYCENTERDC NEW DEVELOPMENT NAME

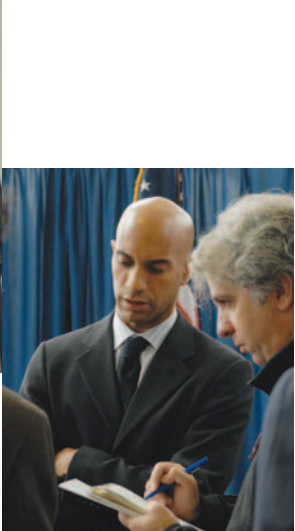
**O**n May 10th, Mayor Adrian M. Fenty held a press conference at the Walter E. Washington Convention Center and announced that the District and Hines | Archstone have come to

terms on the redevelopment of the last remaining portion of the old convention center site, the West B Parcel. Additionally, Mayor Fenty, flanked by Councilmember Jack Evans, Hines Senior Vice President William "Bill" Alsup, III



Mayor Adrian Fenty, Archstone Senior Vice President, Kenneth Miller, Council member Jack Evans and Hines Senior Vice President, William "Bill" Alsup III, unveil CenterCenterDC Logo.

Neighborhood Link



Left, Bill Alsop describes West Parcel B and project plans. Above, Council member Jack Evans expressing his enthusiasm about CityCenterDC. Right, Mayor Fenty responding to Washington Post reporter, Paul Schwartzman

*"We are truly excited to have reached agreement with the Hines | Archstone team to develop this last remaining parcel at CityCenterDC. When fully realized, this project will be the heart and soul of Downtown — a live, work and play environment unlike anywhere else in Washington, DC."* —MAYOR ADRIAN FENTY

and Archstone Senior Vice President Ken Miller proceeded to unveil the long-awaited new name for the old convention center site redevelopment — **CityCenterDC**.

The West B Parcel is the western portion of the approximately 111,000 square-foot "B Parcel" retained by the District at the transfer of the old convention center site to the Hines|Archstone development team. A cultural use was envisioned for the parcel at that time. The District swapped the eastern portion of the B Parcel with local real estate developer Kingdon Gould III to secure land for the proposed

convention hotel, planned adjacent to the new Walter E. Washington Convention Center.

The proposed development on the West B Parcel site may consist of a 400-room boutique hotel and approximately 100,000 square feet of additional retail space. Details of the development project are still being finalized.

The name, **CityCenterDC**, was chosen to reflect the central location within Washington, DC and its importance as a part of Downtown. The name will apply to the entire neighborhood being created on the 10-acre site that is bounded by New York Avenue and 9th, H and 11th Streets.

**CityCenterDC** has been designed to meet the highest sustainability objectives. The buildings are expected to receive LEED Silver pre-certification, with a higher certification anticipated upon completion. The entire development has been accepted into the pilot program for LEED Neighborhood Development (LEED-ND) certification and is expected to achieve at least a Silver rating.

Hines|Archstone is expected to start construction of the \$850 million "A Parcel" redevelopment in March 2009. Initial occupancy is anticipated in September 2011.

## CityCenterDC Residential Advisory Committee (RAC) Formed

**MARK BJORGE APPOINTED CHAIRMAN OF THE COMMITTEE**

Hines|Archstone (H|A) announced the formation of the CityCenterDC Residential Advisory Committee (RAC). The committee will serve as a communication vehicle between residents in the adjoining and affected neighborhoods (generally ANC 2C and ANC 2F) and the development team. It will provide opportunities for regular exchange on issues of importance to the community during the construction and post-



construction phases of the project.

The committee members include representatives from neighborhood and civic organizations, and members appointed by Ward 2 Councilmember Jack Evans, Council Chair

Vincent Gray and Council Economic Development Committee Chair Kwame Brown. Non-voting ad-hoc participants representing city agencies (DDOT, Office of Planning, Metropolitan Police Department, etc.) will also be invited to participate on the committee.

Mark Borge (pronounced "Bee-Your-Ghee"), the Ward 2 Outreach and Services Specialist in the Mayor's Office of Community Relations and Services, was appointed by the Mayor as Chair of the committee.

Community Relations consultant Ibrahim Mumin, of Mumin & Associates, has been working with H|A for the past year to help establish the committee and will continue to work as an advisor/facilitator for the RAC.

The RAC held its first meeting on June 25, 2008. The committee will meet the third Monday of each month, from 6:30 to 8:30 pm at the Historical Society of Washington, DC, 801 K Street, NW, Washington, DC (formerly the Carnegie Library).

## CONSULTANT HIGHLIGHTS

### Eason Associates Inc

Eason Associates Inc is a dynamic graphic design firm located in downtown Washington, DC. Founded in 1979, Eason Associates has evolved into one of the most successful award winning graphic design firms in the D.C. Metropolitan Area. Some of their prestigious awards include: 2008 Graphic Design USA, The Art Director Club of Washington award, four Gold awards from The Society of National Association Publication (for editorial and design work on

the Leaders Edge Magazine) and The D.C. Rape Crisis Center Award for Community Service. Eason and Associates has been featured in the *Washington Business Journal*, *The Washington Examiner*, *Deliver Magazine*, *Design Du Jour* and *Our Green Journey*, to name a few. The firm is well-noted for their unique environmental and socially responsible corporate policy which limits negative environmental impact by using paper and printing materials that present minimal harm to the world's environment.

## Washington Kastles Debut at CityCenterDC; Hines|Archstone Sponsors Tennis Clinics

Washington's newest professional sports team, the Washington Kastles, played its premier season at Kastles Stadium at CityCenterDC. The Kastles, a franchise of the World Team Tennis professional league, erected a specially-built, temporary tennis stadium for its home matches on the site.



A series of children's tennis clinics held by the Kastles and featuring eight-time Grand Slam champion Serena Williams, a Kastles team member, were sponsored by Hines|Archstone. Approximately 50 children from the following five charitable and civic organizations participated in the clinics: The Southeast Tennis and Learning Center, the Junior Tennis Champions Center at College Park, the Washington Tennis & Education Foundation, the District of Columbia College Access Program and the District of Columbia Public Schools. The clinics were only one of the many special events held by the Kastles to benefit the community and introduce tennis to a broader audience.

## Development Schedule

11/03 Hines   Archstone Selection	3/30/05 Advisory Committee Meeting	06/05 ERA/LDA City Council Approval	07/05 – 09/06 Master Plan Approval 15 months	10/20/05 Advisory Committee Meeting	11/08/05 Community Design Workshop #1	04/24/06 Advisory Committee Meeting	05/04/06 Community Design Workshop #2	10/06 – 11/07 Schematic Design/ Zoning Approvals 14 months	04/18/07 Advisory Committee Meeting	04/19/07 Public Meeting	12/07 – 03/09 Plans, Bid, Permit 16 months	06/25/08 Residential Advisory Committee Formation	04/09 – 02/12 Construction 35 months	10/11 – 03/12 Occupancy
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