

WASHINGTON BUILDING CONGRESS WATERFRONT DEVELOPMENT



Peterson Companies is one of the largest privately-owned real estate development companies in the Washington, DC region.

Founded by Milt Peterson 50 years ago, the company has created some of the most prominent and successful mixed-use, residential and office developments in Northern Virginia and Maryland including: Virginia Gateway, National Harbor, Downtown Silver Spring, Rio Washingtonian Center, Fairfax Corner, Fair Lakes, Burke Centre and Tysons McLean Office Park. Our belief in responsible land use is a core value and we have developed thousands of acres of wetlands, utilized cutting-edge solar technology and achieved LEED certification on many of our buildings.

Peterson Companies offers a fully integrated real estate platform with in-house expertise on all aspects of land-use and development including land acquisition, planning and zoning, design and construction, property management, leasing and asset management.



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EAST MARKET



VIRGINIA GATEWAY



WASHINGTONIAN CENTER



DOWNTOWN SILVER SPRING



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BUILDING B AT FAIRFAX CORNER



DULLES DISCOVERY, HERNDON, VA



FBI - NVRA-MANASSAS, VA

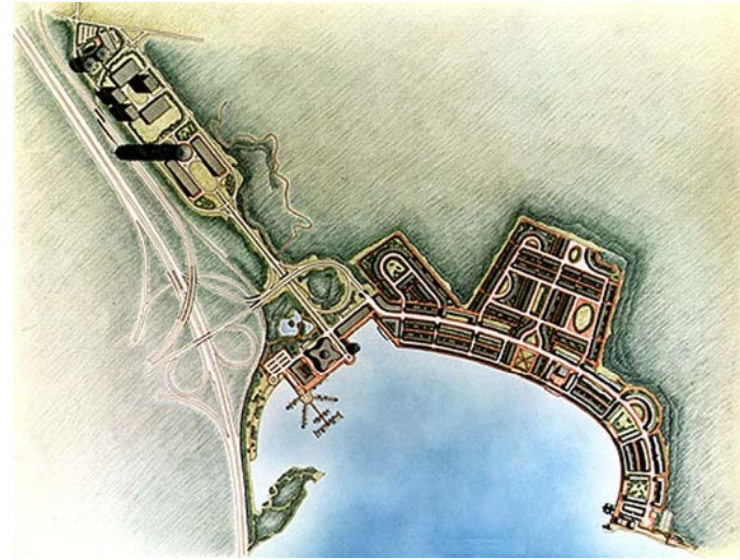


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NATIONAL HARBOR-THE VISION





**A rare opportunity in
the Nation's Capital**



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The Vision
A Family Resort Destination on the Banks of the Potomac



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Project Timeline

February 1996	Land Purchase
June 1998	Conceptual Site Plan passed by Prince George's County Planning Board.
June 2001	Preliminary Plan of Subdivision ("PPS") passed by Planning Board.
June 2003	MD Ct. of Special Appeals invalidates PPS and requires further study.
November 2003	PPS approved by Planning Board.
December 2004	First Tax Increment Financing ("TIF") Bond Funding.
September 2005	Gaylord National begins construction.
June 2006	Outer Loop of the Woodrow Wilson Bridge (I-495) opens.
July 2006	First TPC building (Building E) begins construction.
June 2007	Residential Sales Center opens.
April 2008	National Harbor & Gaylord officially open.
June 2008	Inner Loop of the WWB (I-495) opens.
October 2008	First Resident Moves to NH.
June 2009	Pedestrian Lane on WWB from Maryland to Virginia opens.
2010	First Townhome Residents Move in
May 2011	Plans Announced for Tanger Outlets National Harbor
April 2012	Plans announced for MGM World-Class Casino Resort
May 2013	Plans for The Esplanade –first luxury apartments are announced
November 2013	Tanger Outlets National Harbor Opens
May 2014	The Capital Wheel Opens and Plaza Jumbotron installed
November 2014	First Apartment Residents move in
July 2016	MGM National Harbor Grand Opening

NATIONAL HARBOR INTERCHANGE



**We succeeded
where others failed.**



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**National Harbor & Gaylord National Resort & Convention Center
Commence Construction 2006**



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**National Harbor & Gaylord National Resort & Convention Center
Construction - 2007**



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NATIONAL HARBOR - TODAY



High-End HOSPITALITY

Four major hotel and three resorts – AC, Gaylord, Marriott Residence Inn, Westin, Wyndham – are conveniently located on-site at National Harbor, offering an impressive range of accommodations.



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WASHINGTON
NATIONAL HARBOR



WYNDHAM.



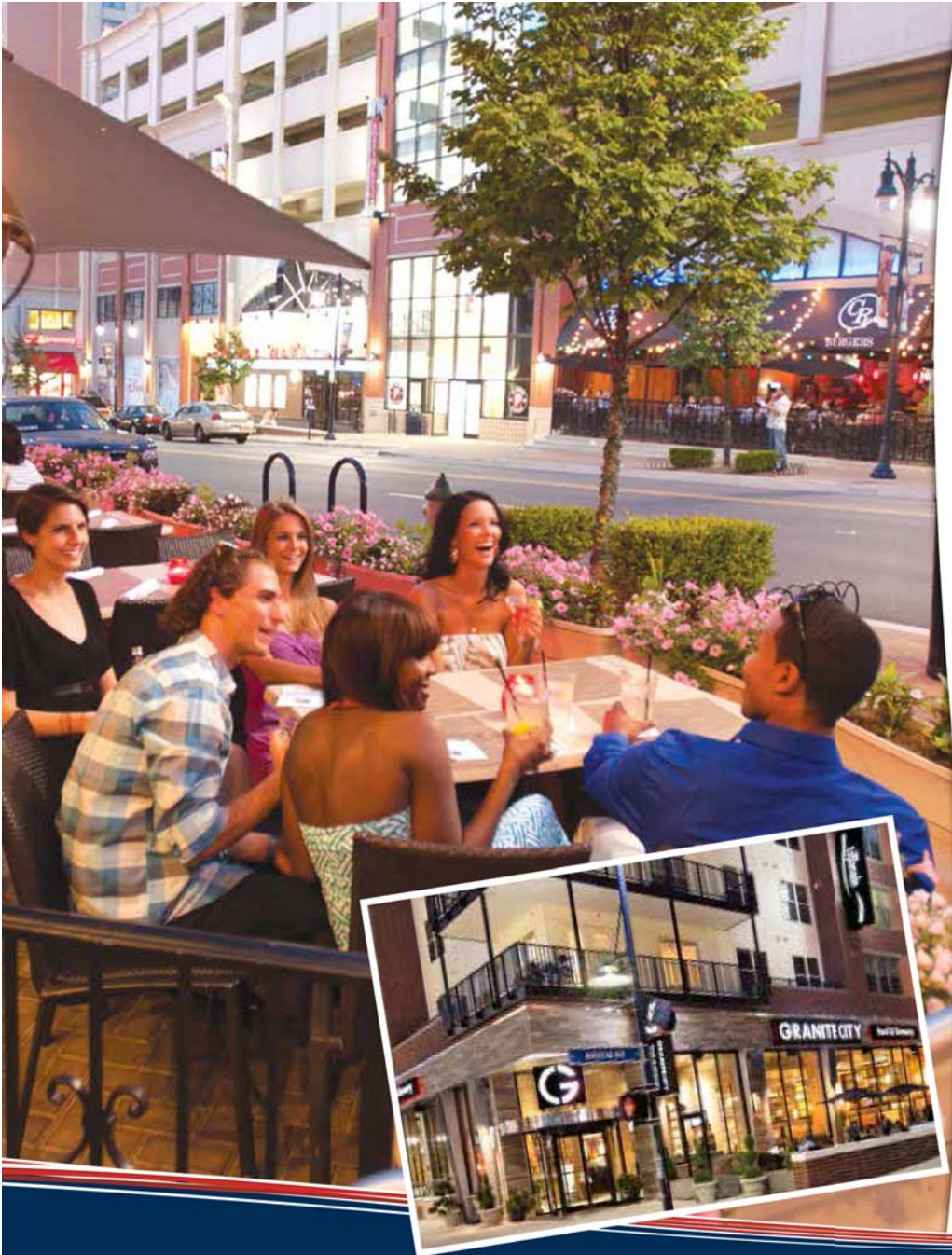
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Sophisticated SHOPPING

Familiar national retailers and unique local boutiques line National Harbor's bustling downtown, filled with pedestrian friendly plazas, tree-lined walkways and colorful streetscapes. Visitors will enjoy shopping at more than 40 diverse shops and boutiques.





Delicious DISTRRACTIONS

Serving up an unprecedented combination of ingredients for restaurant success, National Harbor offers restaurants prime waterfront locations surrounded by retail, office, residential, hotels, parking beautiful tree-lined sidewalks and over a mile of waterfront. From acclaimed national restaurateur to popular local and regional eateries, National Harbor boasts more than **30 dining destinations**.



"Granite City Food & Brewery is so happy with its National Harbor location that we have just doubled down; we are finalizing a lease that will bring a new flagship Granite City Food & Brewery location to the Harbor in early 2015, several blocks from our Cadillac Ranch location. We feel that this new restaurant will fill a niche at the Harbor, and will enable us to add to our portfolio with a great new restaurant in a very dynamic market."

- Dean Oakey, Chief Concept and Development Officer of Granite City Food & Brewery



Power OUTLETS

In 2013, National Harbor welcomed the 50-acre Tanger Outlets featuring more than 85 household name brands. From home goods to designer wear and wardrobe staples, visitors can shop the country's most desired brands at 20-40% below regular price.



BANANA REPUBLIC
FACTORY STORE

t h e o r y

BROOKS
BROTHERS
FACTORY STORE

DVF

ELIE TAHARI

Tommy Bahama.

PANDORA™



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Exceptional EXPERIENCES

Extending 180 feet above the Potomac River, The Capital Wheel is an integral component of the region's distinctive topography. See Washington from a new perspective from one of 42 fully enclosed, temperature-controlled gondolas. It's an experience you will never forget.

- 180 Feet High
- 42 Climate Controlled Gondolas
- 336 Passengers Per Ride
- 1.5 Rotations per minute
- 15 minute ride time
- 1.6 Million LED lights, full programmable, with a spectrum of 16,387,064 colors
- 1 VIP Gondola
- Available for private parties and events



Seasonal EVENTS

A destination in a city of destinations, National Harbor is home to a variety of enticing seasonal events throughout the year. From “Movies on the Potomac” to premier festivals, National Harbor is a culture cornerstone, giving visitors new reasons to explore with every passing season.

- Beer, Bourbon & BBQ Festival
- Crab & Beer Festival
- Gaylord ICE!
- UniverSoul Circus
- Wine & Food Festival
- 5K and 10K Runs
- Military Concerts
- Movies on The Potomac
- Holiday Tree Lighting
- Live Musical Performances
- Live Sports Viewing on the Plaza



Holidays

AT THE HARBOR

Celebrate the holidays at National Harbor like never before – with premier, one-of-a-kind experiences.

National Harbor:

- 50 FT Holiday Tree in the plaza
- Spectacular light show over 30 minutes synchronized to festive holiday music
- Fireworks
- Holiday Market
- Carolers and Street Performers



THE FUTURE IS BRIGHT



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COMING SOON

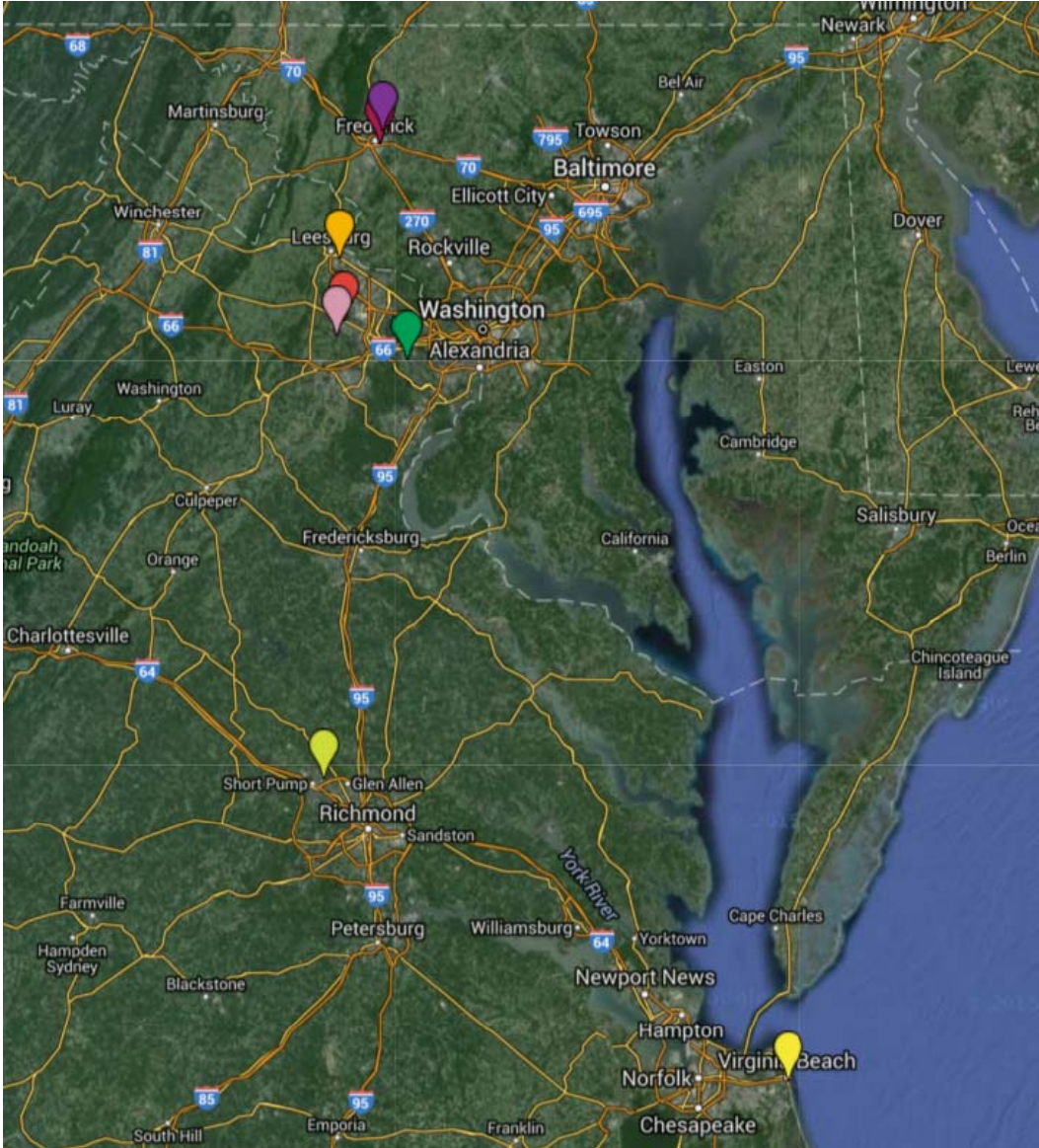


MGM National Harbor Resort & Casino



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PIPELINE



LAND	TOTAL ACRES	TYPE
Avonlea/Bryant	60 acres	Mixed-use Community
Mintjens	110 acres	Mixed-use Community
Gum Springs	14 acres	Grocery Anchored
Roberts Road	17 acres	Residential
Nuckols Place	14 acres	Grocery Anchored
Bluegrass	11 acres	Mixed-use Community
Brickworks	60 acres	Mixed-use Community
VA ViBE!	8 acres	Entertainment
TOTAL	294 ACRES	

THANK YOU



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