

# 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 is 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*
- ★ *3 piers, including a marina*
- ★ *10,000 on-site parking spaces*

# PROJECT DETAILS

## PHASE ONE

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

*In its first phase, National Harbor features 5 hotels and the Wyndham Vacation Resorts providing approximately 1,000 guestrooms in addition to Gaylord National.*

- ★ *Hilton's Hampton Inn and Suites – 151 Rooms*
- ★ *Residence Inn by Marriott – 162 Rooms*
- ★ *Westin – 195 Rooms*
- ★ *Aloft – 195 Rooms*
- ★ *Wyndham Vacation Resorts Timeshare – 250 Units **OPENING FALL 2009***

### 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> RESIDENTIAL:

- ★ *National Harbor offers 450 condominiums in its first three buildings*
- ★ *One National Harbor, 242 unit*
- ★ *Fleet Street condominiums, 163 units*
- ★ *Waterfront Street condominiums, 18 units*
- ★ *Condominiums feature 1<sup>st</sup> class amenities such as rooftop swimming pool, underground parking and concierge services*

# PROJECT DETAILS

## PHASE ONE

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### NATIONAL HARBOR™ COMMERCIAL OFFICE:

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

### NATIONAL HARBOR™ ARTS AND LANDSCAPING:

- ★ *Sasaki Associates Inc. and Land Design, the country’s premiere urban landscape designers, provided overall expertise and coordination of vision*
- ★ *Artwork, landscaping and tailored public spaces give National Harbor a feeling of urban elegance*
- ★ *Visitors to National Harbor who arrive by water are greeted by the sight of the great giant struggling to escape earthly bounds depicted in Seward Johnson’s evocative sculpture “The Awakening”.*
- ★ *The Beckoning, an 85’ contemporary sculpture created by Albert Palley, confirms your arrival to National Harbor*
- ★ *2 artisan fountains will welcome visitors from parking areas*
- ★ *2 featured pond fountains enhance restored natural habitats*
- ★ *Landscaping, a signature aspect of all Peterson developments, brings 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*

### 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 is complete and includes 12 lanes and can now accommodate up to 400,000 vehicles*