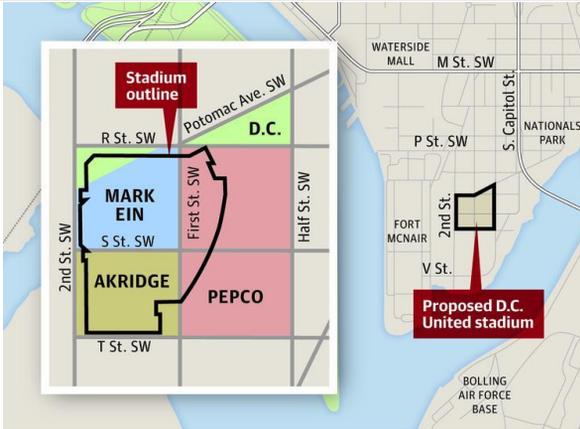


DC UNITED STADIUM - BUZZARD POINT



Project Background:

Building on years of planning work and more recent public investment, Buzzard Point is on the verge of transforming from a bare industrial area to a compact, mixed-use, highly walkable, and environmentally sustainable neighborhood that is oriented toward an enhanced waterfront. On December 30, 2014, the DC Council formally approved the District of Columbia Soccer Stadium Development Act of 2014, which paved the way for a new state-of-the-art soccer stadium in the Buzzard Point area of Ward 6.

On June 30, 2015, the DC Council approved the Amended and Restated Development Agreement with

DC United, Amended and Restated Ground Lease and Purchase and Sale Agreement with Rollingwood Real Estate, LLC (Mark Ein), Super Salvage, Inc. (Super Salvage), and Potomac Electric Power Company (Pepco). Under the terms of the development agreement, the District will acquire and prepare the site for development, including utility relocation, demolition, and environmental remediation. The District's infrastructure and land acquisition costs are capped at \$150 million. DC United is responsible for the design, construction, and operation of the stadium, which is capped at \$150 million.

Project Snapshot

ADDRESS: Between Half Street and Second Street SW, between R and T Streets
 SQUARES: 605, 607, 661, & 665
 LOTS: 7, 802, 13, 804, 805 & Part 24
 ZONING: CG/CR (existing), Seeking PUD approval

LAND SQ. FOOTAGE: 313,150 SF
 DEVELOPABLE SQ. FOOTAGE: TBD

TRANSIT CONNECTIONS: 12-minute walk from green-line Navy Yard-Ballpark Metro Station.
 NEIGHBORHOOD: Southwest

FINANCING: \$106 Million of General Obligation or Income Tax-secured debt will be issued to finance a portion of this project in FY16.

Project Benefits

- 17,000-25,000 seat facility
- Natural grass field surface
- Will host international soccer, US men's and women's national team matches, lacrosse, rugby, concerts, college football, and more
- Projected to generate \$1.6 billion in economic activity
- Projected to support 1,059 full-time equivalent jobs
- Projected to generate \$64.7 million in fiscal benefits

Project Updates

PROJECT STATUS: Planning

MILESTONES:

- December 2014: DC Council approved Soccer Stadium Development Act
- June 2015: DC Council approved development agreement with DC United and purchase agreement
- Planning to open prior to the 2018 season