WATERFRONT



ZONING COMMISSION
District of Columbia
CASE NO.02-38
EXHIBIT NO.69A1

WATERFRONT

A MIXED-USE, OFFICE, RETAIL AND RESIDENTIAL REVITALIZATION IN SOUTHWEST WASHINGTON, DC

DEVELOPMENT BY FOREST CITY WASHINGTON AND THE KAEMPFER COMPANY

The Kaempfer Company

The Kaempfer Company

- Founded 25 years ago
- Approximately five million square feet in the Washington metropolitan area
- Specializing in office development and management
- Company mission: to create successful projects that are sensitive to their environment and pleasing to the community

The Warner

Designed by:
Pei, Cobb, Freed & Partners

Shalom Baranes Associates

Size:
650,000 Square Feet



The Investment Building

Designed by:
Cesar Pelli & Associates

Shalom Baranes Associates

Size:
375,000 Square Feet

Completed:
3rd Quarter 2001

97% Pre-leased



2099 Pennsylvania Avenue

Designed by:
Pei, Cobb, Freed & Partners

Size:
200,000 Square Feet

Completed:
January 2001

100% Pre-leased



The Bowen Building

Designed by:
Hartman-Cox Architects

Size:
220,000 Square Feet

Delivering:
2004



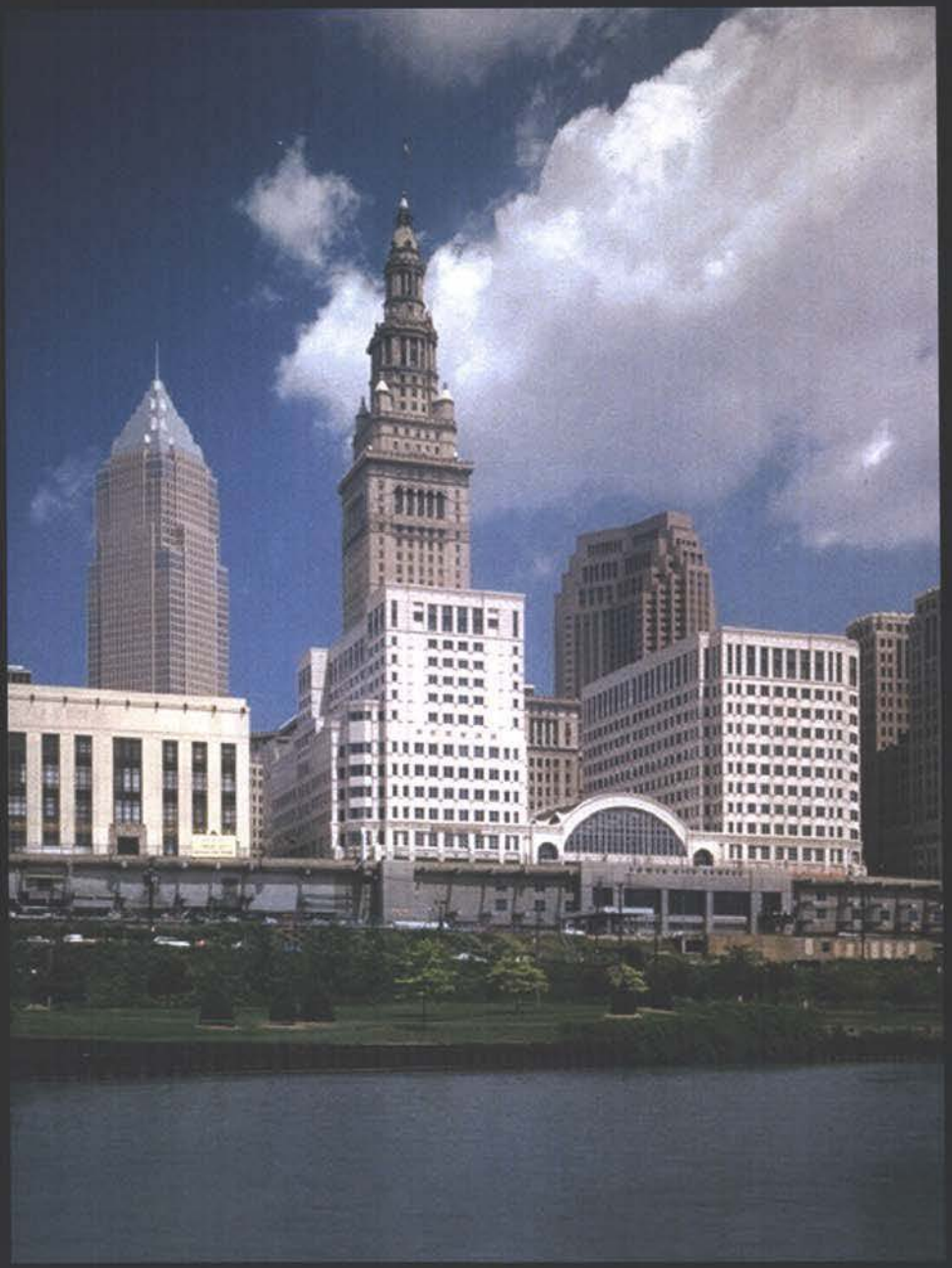
Forest City Washington

Forest City Washington

- Publicly traded real estate development and management company
- More than $4.9 billion of properties in 22 states and the District of Columbia
- Headquartered in Cleveland, Ohio
- Worked in the Washington Metropolitan area for 30 years; local office in the Washington Metropolitan area for 15 years
- Known for complex, quality, community-oriented, urban redevelopment projects
- Over 3,500 mixed income rental residential units in metropolitan area

Tower City

Location:
Cleveland, Ohio



42nd Street

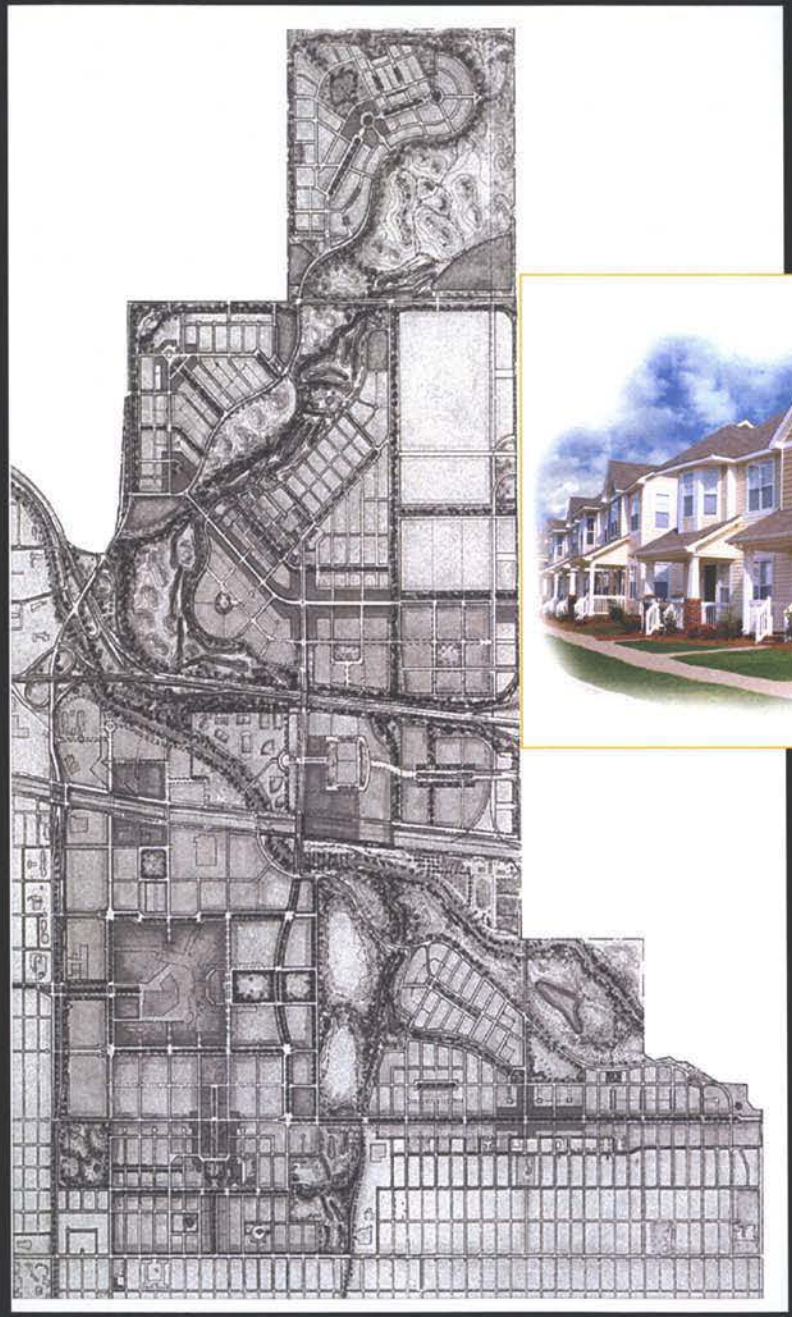
Location:
New York, New York

Size:
305,000 Square Feet

Entertainment/retail project & a 442 room hotel



Stapleton





Location:
Denver, Colorado



New York Times

Location:
New York, New York

The Grand

Location:
North Bethesda, Maryland

546 unit luxury high rise apartment building



Forest City Washington
Retail

- 42 Retail Centers
- 18.5 Million Square Feet
- 10.2 Million Square feet of GLA
  - Regional Malls (13)
  - Urban Retail
  - Entertainment-Based Retail
  - Community Centers
  - Power Centers

Commercial and Retail Development Experience

Forest City has developed mixed-use, urban projects across the country:

- San Jose, CA
- Brooklyn, NY
- Richmond, CA
- Richmond, VA
- Atlanta, GA
- Oakland, CA
- Las Vegas, NV
- Henderson, NV
- Redondo Beach, CA
- New York, NY
- Los Angeles, CA
- Chicago, IL
- Fresno, CA
- Denver, CO
- San Francisco, CA
- Folsom, CA



Williams Sonoma

Brooks Brothers



Abercrombie & Fitch

Pottery Barn

Barnes & Noble

United Artist

Macy's

Express

Mortons

American Eagle

Gap

Crate & Barrel

Dick's Sporting Goods

Rock Bottom Brewery

J Crew

Chevy's

Banana Republic



California Pizza Kitchen

Starbucks Coffee





Lord & Taylor

Mac Cosmetics

Disney

Victoria's Secret



Nordstrom



Sharper Image

Ann Taylor

Maggiano's

Pottery Barn

Old Navy

Bath & Body Works

T. J. Maxx

Sports Authority

Bloomingdales

Borders



B Dalton

Eddie Bauer

