

Exhibit A

OWNER VISION STATEMENT – RIVERFRONT ON THE ANACOSTIA

April 2012

UNIQUE PROPERTY – SOUTHERN GATEWAY INTO THE CITY AND DIRECT WATERFRONT ACCESS

The Applicant recognizes the unique nature and prominence of this waterfront property located at the foot of the Frederick Douglass Bridge with over 600 linear feet of waterfront. The Property marks the southern entrance into the City. The site is one of few sites that is highly accessible to the public with mixed-use open space located directly on the waterfront.

MRP's experience in owning and operating the Washington Harbour, another significant waterfront project, has helped shape its approach to the Riverfront site. While the Washington Harbour site has important and direct access to the waterfront, the actual utility of the frontage is limited by certain design challenges: (1) the esplanade has a very uniform and monotone hardscape that does not provide people refuge from hot summer sun or cold winter winds – making it much less user friendly and interesting in the summer and winter months, effectively “missing” an opportunity to make it a year-round destination, (2) its main retail restaurant activity is located in a sunken plaza area oriented inward towards an oversized fountain element instead of focusing outward towards the natural beauty that the river landscape provides, and (3) the waterfront boating activity is limited to direct mooring at the linear edge of the esplanade. With this knowledge in hand, the Applicant will be able to create a more vibrant year-round opportunity with Riverfront on the Anacostia.

Riverfront on the Anacostia will not only provide Washington, DC with an exciting iconic development but it will also provide the general public, its residents, tenants and patrons a unique and exciting open space and a destination dining environment where people can enjoy the riverfront and where retailers can thrive. This development will form the hub between Nationals Park and the riverfront and form the progression from Diamond Teague and The Yards Park, extending the string of distinct waterfront parks and links to the southwest area.

More specifically **Riverfront on the Anacostia** will create a more active, exciting and multi-dimensional experience by providing: (1) public boating and commercial boating facilities in the form of piers and docks to accommodate rowers, kayaks, SUPs, and boats, (2) a more interesting, varied and lush esplanade/open space that provides people opportunity to find shade during the hot summer days and some shelter from cold winter winds, and (3) retail destination dining where restaurants animate the open space and where patrons can enjoy the waterfront views and atmosphere unlike any location in the District.