

# WBC REGIONAL DEVELOPERS PANEL

## WHAT ARE WE BUILDING?

### The Panel

Bill May, *Miller & Smith*

Fred Rothmeijer, *MRP Realty*

Bob Elliott, *Washington Real Estate Investment Trust*

Rick Hausler, *Insight Property Group*

Donna Shafer, *Cityline Partners*

*Moderator* – Chuck Claar, *Hubert Construction*

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*Presentation* 5:30 to 7:00 p.m.

*Reception* 7:00 to 8:00 p.m.

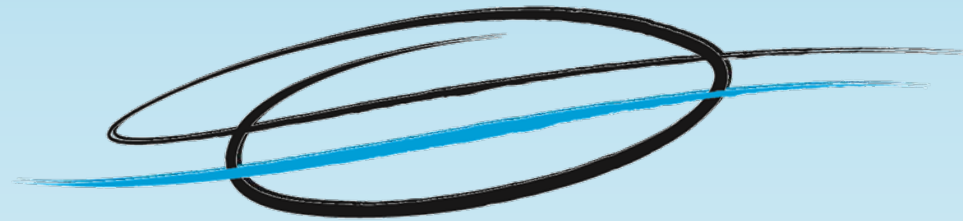
*February 27, 2013*



# WBC REGIONAL DEVELOPERS PANEL

## PROGRAM SPONSORS

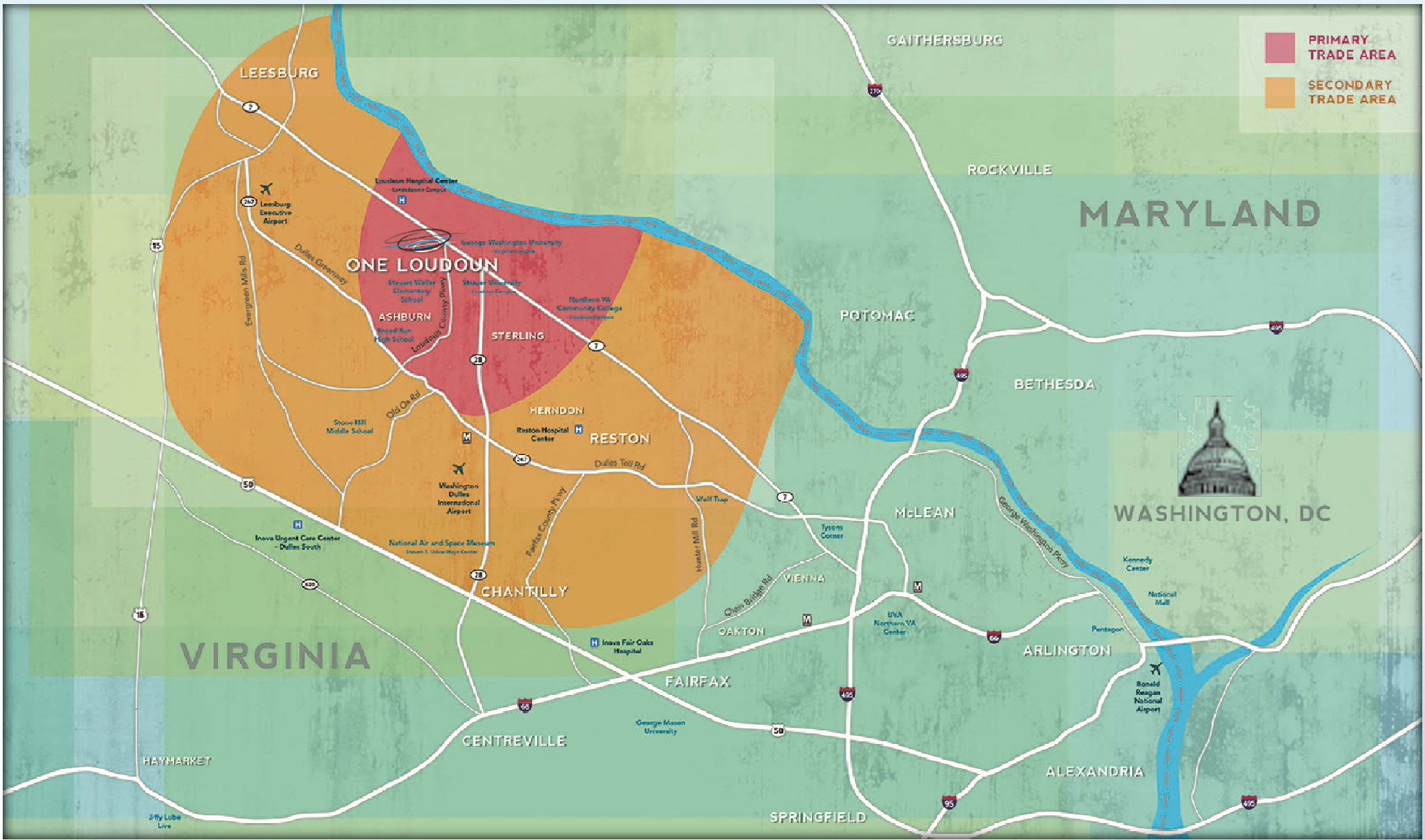




**O N E L O U D O U N<sup>®</sup>**

**Washington Builders Congress Presentation  
February 27, 2013**

# One Loudoun - Loudoun's New Downtown



# The One Loudoun Plan

- 1,040 Residential Homes

  - 329 Single Family

  - 265 Townhomes

  - 446 Apartments/Condos

- 702,000 sq. ft. of Retail

- 3 million sq. ft. of Office

- 750 Hotel Rooms

- Future Home of World Trade Center – Dulles Airport

- Future Home of BallPark

- Stage with Restored Barn Backdrop

- 105-acre Central Park with Extensive Trail System



# One Loudoun – A New Kind of Living in Loudoun



# Strong Residential Sales at One Loudoun

NVHomes Selling Townhomes from  
\$450K-\$600K

Camberley Homes Selling Single-Family homes  
from \$535K-\$875K

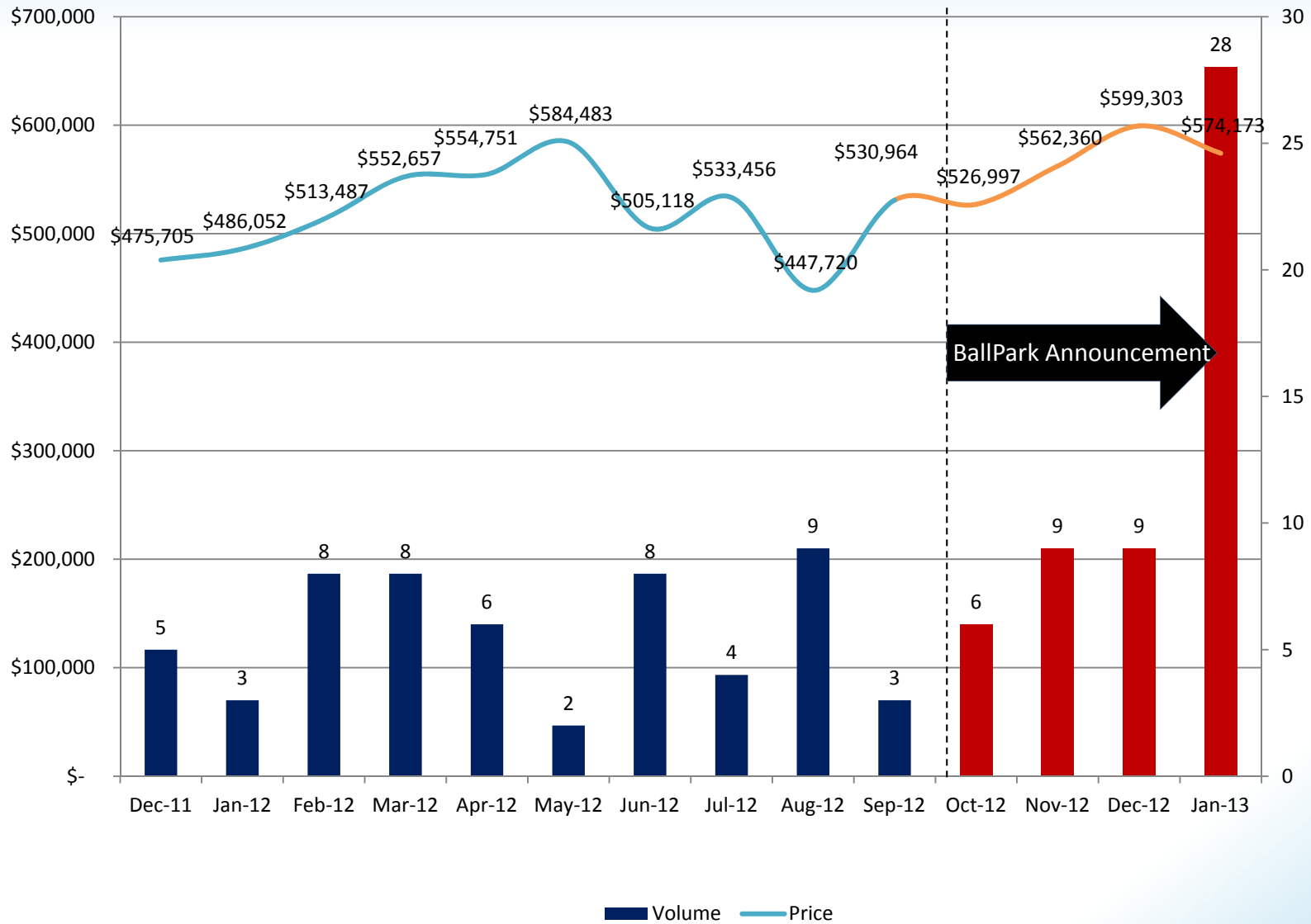
Miller and Smith Homes Selling Single-Family  
homes from \$565K-\$665K

**125 Homes Sold with an Average Price  
Appreciation of \$35,000 in just 1 year!**

**2013 – 45 home sales!**



# 125 Homes Sold at One Loudoun





# One Loudoun Downtown Is Under Construction!



# One Loudoun Downtown Is Under Construction!



# One Loudoun Downtown Is Under Construction!



Alamo  
Cinema

Retail  
/Office

Retail/  
Office

Plaza

# One Loudoun Downtown Is Under Construction!

Visit Our Webcam at  
[www.oneloudoun.com](http://www.oneloudoun.com)



# The Vision is Soon to be a Reality: Opening May 2013



# Alamo Drafthouse Cinema



- 8 Screens
- 900 seats
- Dining, Drinks, Movies, Events



“Best Theater Ever”  
(Time Magazine)

“Coolest Movie Theater in the World”  
(Wired. Com)



# The Fresh Market



**OPENING FALL 2013**

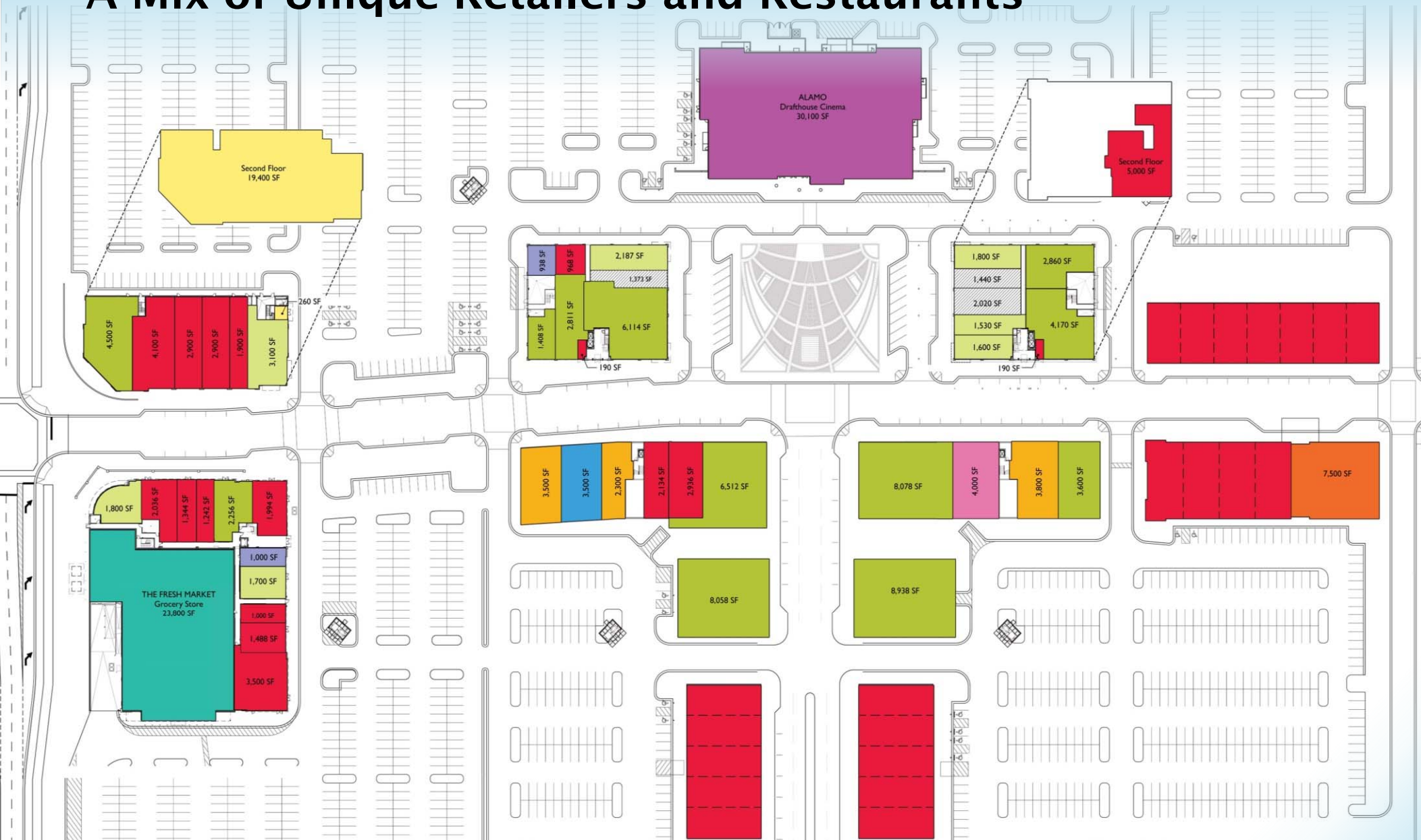
- 24,300 Square Feet.
- Location at Intersection of Russell Branch Parkway & Exchange Street.
- Convenient Parking.
- One stop shopping for meat, produce, seafood, prepared foods, deli and cheeses, baked goods and a full-line of grocery items.

# Shopping and Working Out all at One Place





# A Mix of Unique Retailers and Restaurants



**Color Key**

	Sit-down Restaurant .....	64,000 SF		Women's Apparel.....	13,200 SF		Hotel.....	7,500 SF
	Quick Service Restaurant .....	20,300 SF		Furniture/Home Decor .....	6,700 SF		Office .....	900 SF
	Men's Apparel .....	3,500 SF		Entertainment .....	30,100 SF		Grocery.....	23,100 SF
	Fitness/Gym.....	19,400 SF		Retail.....	63,900 SF			



# Safety On Site

- Loudoun County Sherriff Station located at One Loudoun
- 13.2 Acre site located off of Russell Branch Parkway
- Similar to Sterling Sherriff Station

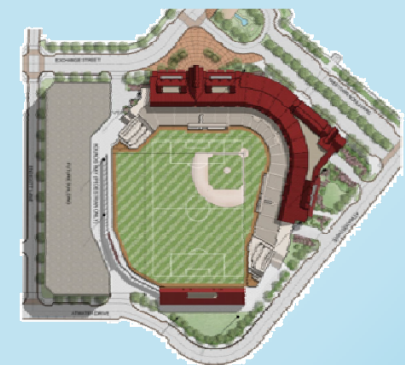


# BallPark Coming to One Loudoun for Baseball and Soccer

**VIP**  
SPORTS & ENTERTAINMENT



- Opening Spring of 2014
- Home of the Atlantic League baseball team, **Loudoun Hounds**
- Home of the North American Soccer League Team, **Virginia Cavalry**
- BallPark has 5,500 general admission seats
- 72 baseball games will be played per year, plus ~13 soccer games
- Will host community concerts and community events
- Fun and affordable entertainment with tickets starting at just \$5



# The BallPark at One Loudoun - Community Benefits



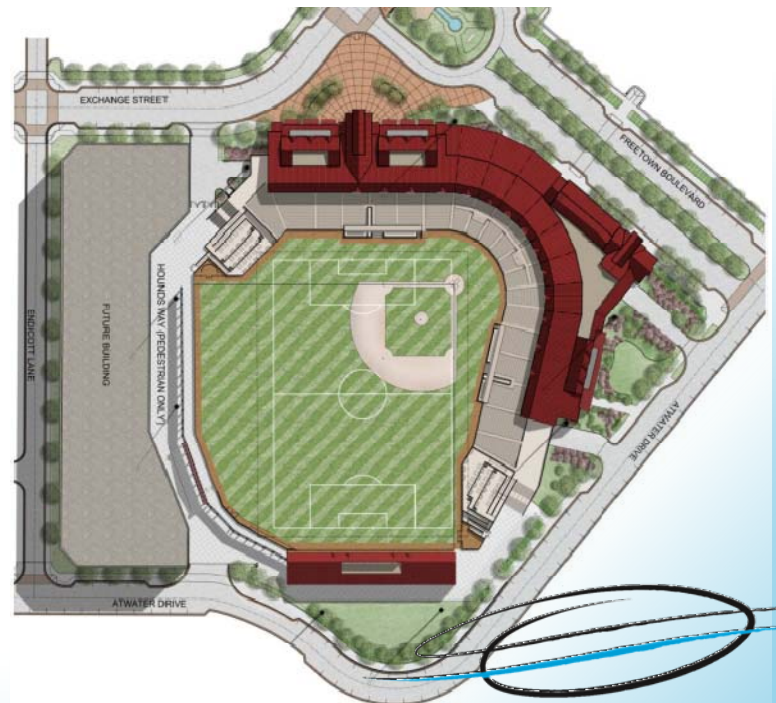
- Fun and Affordable Entertainment
- \$75 Million in Transportation Infrastructure
- A Community Gathering Place
- Considerate Neighbors
- Boosting Property Values



# Scaled to Fit Seamlessly

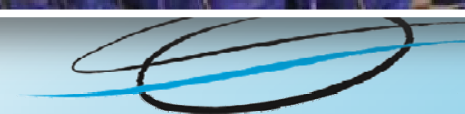
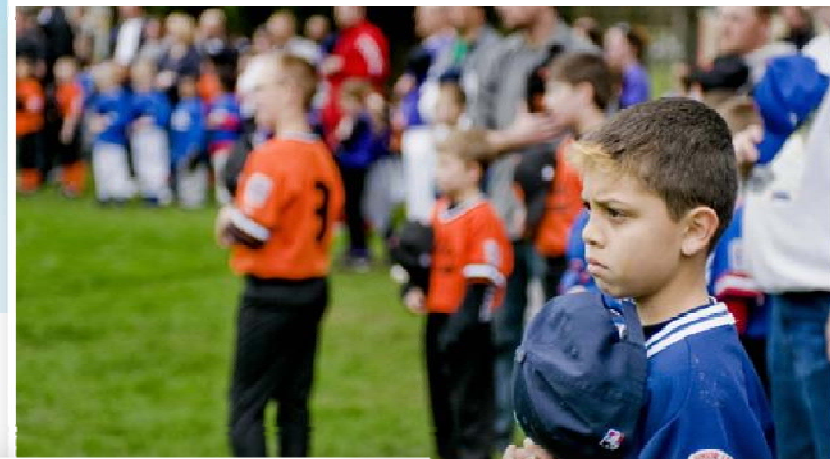


# Classic Design Makes a Statement



# A Community Gathering Place

- **Little league baseball** tournaments
- NASL developmental connection to Local **youth soccer**
- **Concerts and cultural events**
  - Music festivals featuring classical to folk to country to pop
  - Think Belmont Summer Concert Series, not Woodstock
- **Special events** and prices for
  - Seniors • Youth
  - Churches • Military
  - Ladies
- Charitable Events and **fundraisers**
- Holiday **celebrations**
- High School **graduations**





# ONE LOUDOUN

LOUDOUN'S NEW DOWNTOWN





# WASHINGTON BUILDING CONGRESS

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The Washington Building Congress is a professional trade association made up of over 1,000 companies and individuals from a variety of disciplines, all with an active interest or involvement in the Washington metropolitan area real estate, design and construction community.

The WBC was established in 1937 as an “*umbrella organization*” to represent the collective interests of the industry, provide education and networking opportunities, and promote the professional advancement of our members.