

How tomorrow moves [CSX]



The National Gateway
Preparing for Tomorrow
July 2011

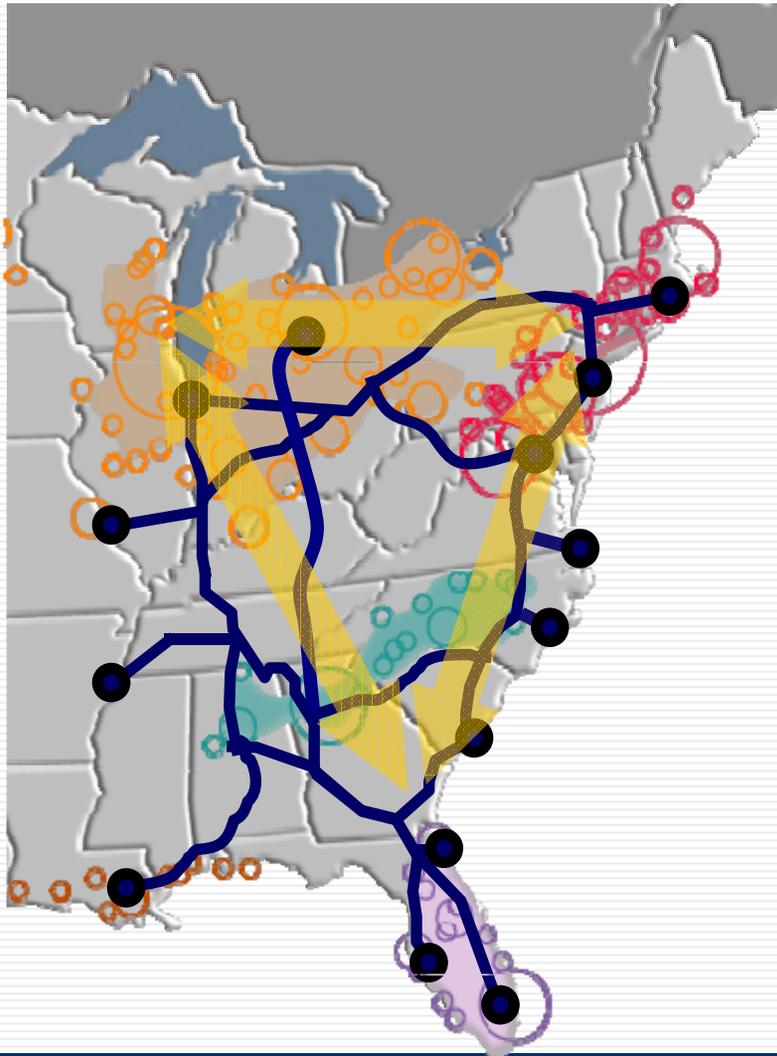
CSX Network

- 23 States, District of Columbia and 2 Canadian Provinces
- 30,000 employees
- 21,000 route miles
- 1,200+ trains/day
- 5 million+ carloads
- 3,500+ locomotives
- 80,000+ freight cars
- Serves 70 ocean, lake and river ports

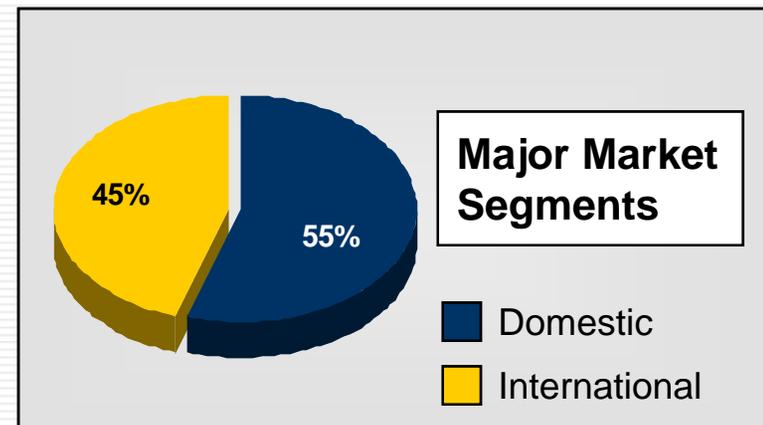
* - 2010 Figures



Intermodal network overview



- Serves 64% of the US population via 40 intermodal terminals
- Double-track service between Chicago and the Northeast
- Connects with BNSF and UP over gateways to unite markets coast-to-coast



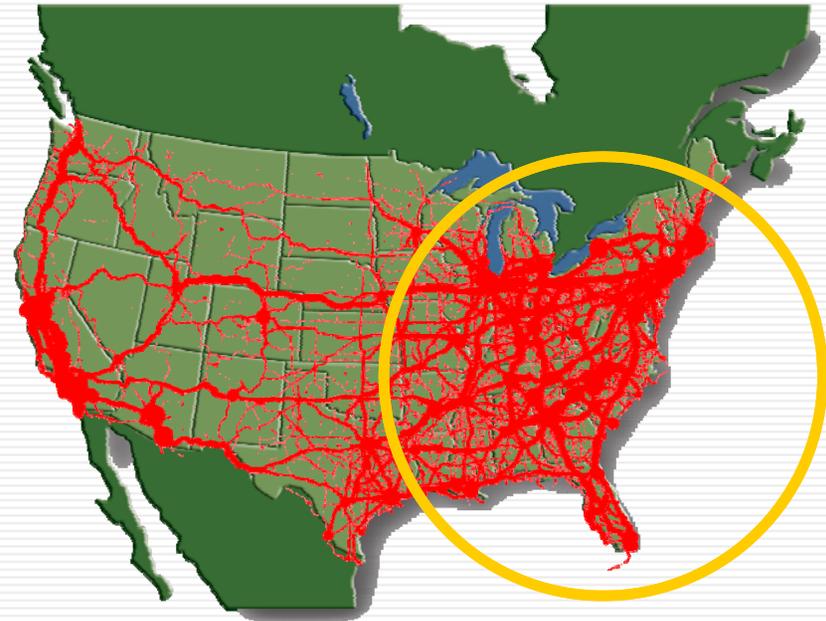
YTD 2010 Volume

Transportation demand is on the rise and congestion is getting worse

Today



2020

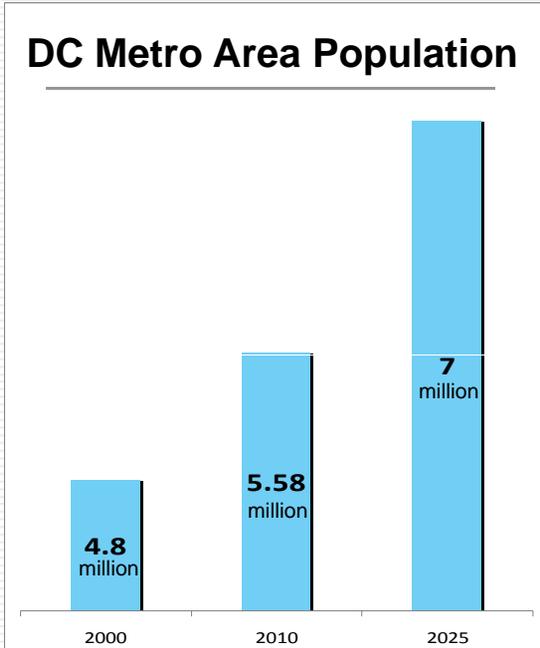


CSX Territory

Source: USDOT FHWA Freight Analysis Framework

The Challenge in the Washington Region

Baltimore/Washington Region is the 8th Largest Consumption Market in the US.



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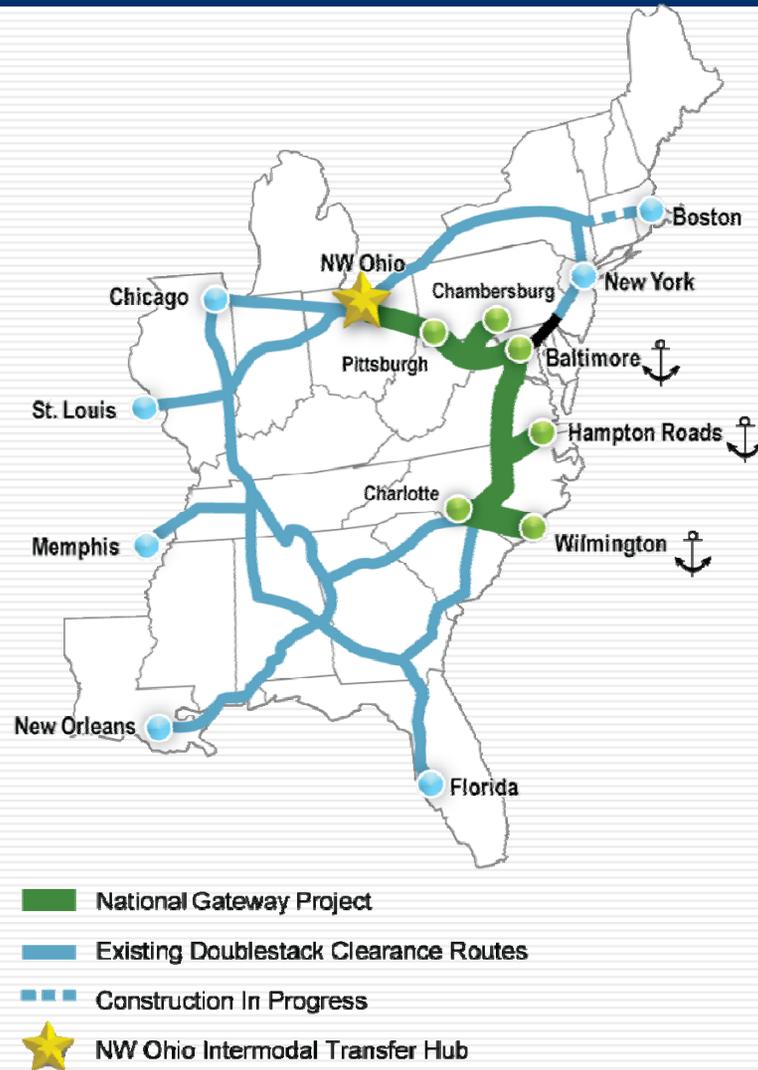
Pollution

Road & Rail Congestion

Logistics Cost

Figures according to the Federal Railroad Administration and the US Census Bureau. 2025 population projection based on growth rate between 2000 and 2010.

National Gateway overview



■ Project overview

- \$850 million in investments with more than \$10B worth of public benefits
- Involves 61 clearance projects and 6 intermodal terminals
- Secured \$184M from states and \$98M through federal TIGER grant
- Supported by all six Governors, DC, and broad coalition of business, environmental and other groups

National Gateway Progress Report

- Past Completions:
 - Chambersburg Intermodal terminal completed and open – Dec. 2008
 - NC clearance projects completed – Dec. 2009
- Today:
 - NW Ohio Intermodal facility completed and open – Feb. 2011
 - 3 of 61 clearance projects completed – Kent, OH bridge replacement; Corapolis, PA bridge walkway removal; and Stafford, VA bridge removal
 - 4 other projects under construction
- Within Next 30 Days:
 - 17 Phase I projects under construction and 5 projects completed
 - Charlotte intermodal terminal expansion underway
 - BWI intermodal terminal continues NEPA process
 - Virginia Avenue Tunnel project beginning formal NEPA process

NW Ohio Intermodal Terminal

- State of the Art Technology
 - 5 Wide span Cranes
 - High tech rail and truck portals for quick container identification
 - Terminal Operating System
 - Longer lead track for faster connection
- Bypass through Chicago cuts 2 days off transit between the coasts
- Opens 27 new rail served markets throughout the mid-West and mid-Atlantic region



NW Ohio Quick Facts

Terminal Facts & Figures

- Opened in February 2011.
- Spans 500 acres in southern Wood County, Ohio.
- Operates on 24,000 feet of working track, maintains an additional 100,000 feet of block swapping track and includes parking for approximately 280 units.
- Will handle **over 30 trains per day** once fully operational and have a yearly throughput capacity, including block swaps and lifts, of close to **two million containers**
- During the first year of operation, 20,000 local lifts will serve markets including Toledo, Findlay, Napoleon, Fostoria, Bowling Green, Cincinnati and Columbus.

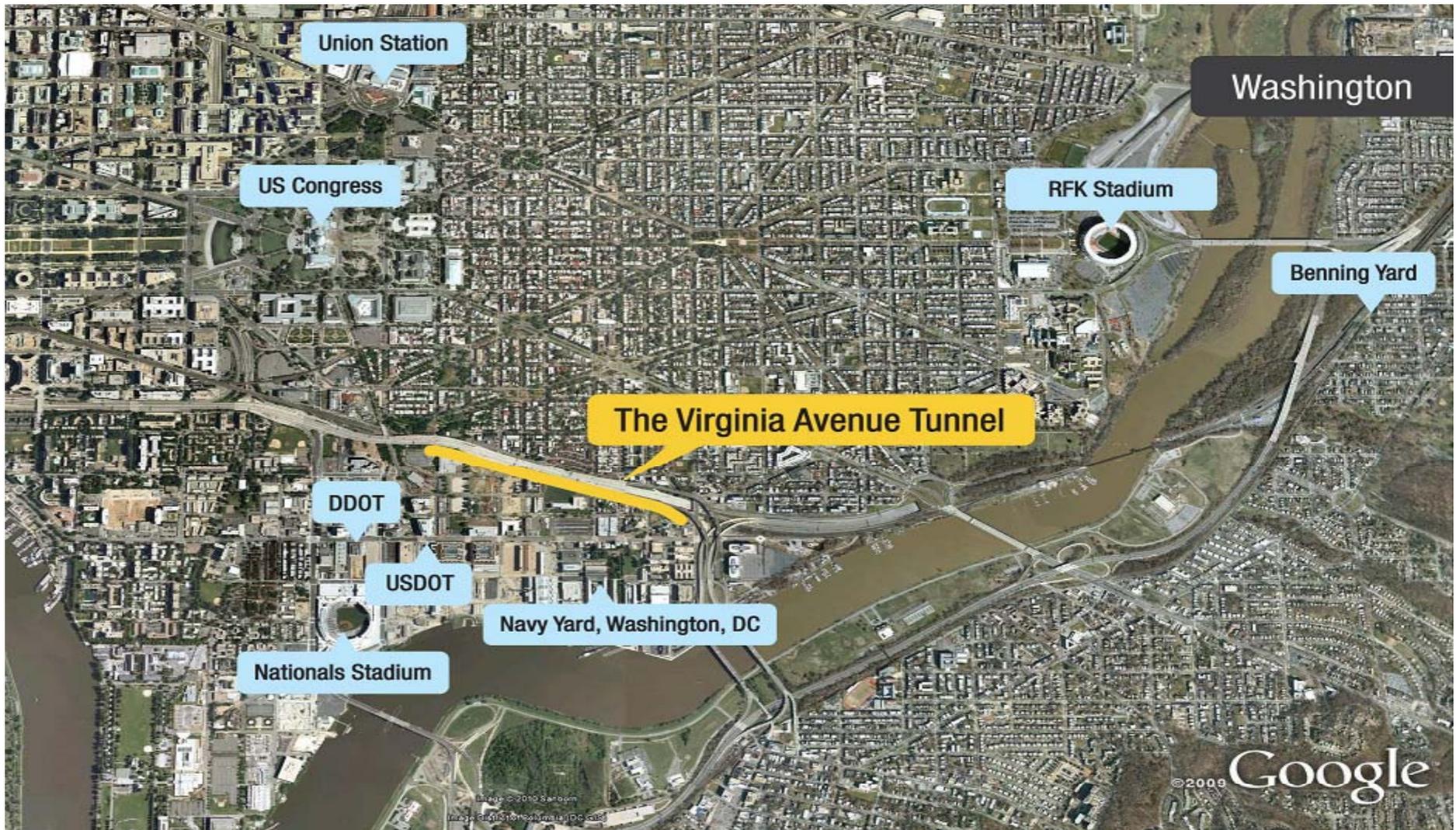
About The Cranes

- The five wide span cranes service eight tracks, two straddle lanes, one truck lane and five container stacks (four high).
- These almost silent, ultra-efficient cranes reduce energy consumption, improve efficiency and significantly reduce emissions.
- When transferring cargo containers between trains and trucks, the cranes use electric motors to reduce emissions and store the energy from crane, trolley and hoist decelerations.
- **The cranes are 302' long, 100' high, 95' wide and weigh over 1,000,000 lbs each.**

BWI Intermodal Terminal

- Move Domestic terminal out of Seagirt to make Port of Baltimore more competitive for international freight
 - Currently 90% of this port terminal is used to hold domestic freight
- New terminal will be south of Howard Street Tunnel and closer to the Washington, DC market
 - Opportunity for enhanced freight movement in the Washington region
- Working with Maryland DOT narrowed candidate sites from 12 to 4

The Virginia Avenue Tunnel ~ 4,000 feet and nine city blocks



Virginia Avenue Tunnel

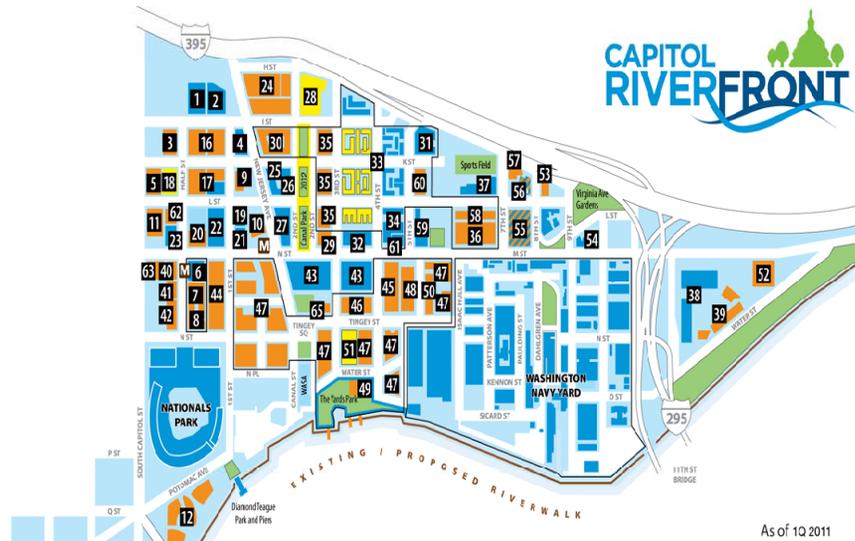
- 107 year-old single track tunnel under Virginia Avenue
- Approximately 4,000 feet long (9 city blocks)
- Cut stone masonry walls and brick masonry ceiling
- Originally constructed between 1872 and 1904
- South portal at 2nd Street SE; north portal at 11th Street SE



Virginia Avenue Tunnel Project Objectives

- Accommodate double stack freight movements by providing a minimum vertical clearance of 21 feet as a project under the National Gateway Initiative
- Increase capacity on the mainline by double tracking through the tunnel
- Minimize unscheduled community impacts and improve reliability and use of tunnel for the future
- Maintain interstate commerce during construction
- Reduce rail congestion and eliminate bottleneck
- Complete construction while neighborhood is still in transition

development map



PROPERTIES

- EXISTING/RECENTLY COMPLETED
- UNDER CONSTRUCTION
- PLANNED
- PARKS/OPEN SPACE

- | | | |
|--|---|---|
| <p>1. THE JEFFERSON
JPI
Residential: 448 apt. units</p> <p>2. THE AXIOM
JPI
Residential: 246 apt. units</p> <p>3. 23 I STREET
Ruben Companies
Mixed Use: TBD</p> <p>4. THE 909
JPI
Residential: 237 units
Retail: 6,000 SF</p> <p>5. 1000 SOUTH CAPITOL
Lerner
Office: 320,000 SF
Retail: TBD</p> <p>6. 55 M STREET
Monument Realty
Office: 275,000 SF
Retail: 15,000 SF</p> | <p>7. W ALOFT HOTEL
Monument Realty
196 Rooms
Retail: 5,000 SF</p> <p>8. MONUMENT RESIDENTIAL
Monument Realty
Residential: 340 units
Retail: 30,000 SF</p> <p>9. SQUARE 740
Akridge
Mixed Use: TBD</p> <p>10. 1111 NEW JERSEY
Donohoe
Office: 203,000 SF
Retail: 8,000 SF</p> <p>11. 1100 SOUTH CAPITOL
Ruben Companies
Office: 350,000 SF
Retail: TBD</p> | <p>12. RIVERFRONT ON THE ANACOSTIA
FRP Development
Office: 545,000 SF
Retail: 80,000 SF
Residential: 275 units
Hotel: 325 rooms</p> <p>13. 1900 HALF ST SW
Douglas Development
Office: 477,562 SF</p> <p>14. 100 V ST SW
Akridge
Mixed use: 2.7 million SF</p> <p>15. COAST GUARD HQ
Monday Properties
Office: 592,000 SF</p> <p>16. PLAZA ON K
DRI Development
Office: 795,000 SF
Retail: 30,000 SF</p> |
|--|---|---|

PROPERTIES (continued)

- 17. VELOCITY CONDOS**
Cohen Companies
Residential: 200 units
additional phases of mixed use TBD
- 18. 1015 HALF STREET**
Douglas Wilson Co.
Office: 379,000 SF
Retail: 21,000 SF
- 19. ONYX ON FIRST**
Faison/Canyon-Johnson
Residential: 266 apt. units
- 20. 50 M STREET**
Monument Realty
Office: 135,000 SF
Retail: 5,000 SF
- 21. 100 M STREET**
Northwood Investors
Office: 225,000 SF
Retail: 15,000 SF
- 22. 80 M STREET**
Wells REIT
Office: 275,352 SF
- 23. 20 M STREET**
Lerner
Office: 180,633 SF
Retail: 10,000 SF
- 24. 800 NEW JERSEY**
William C. Smith & Co.
Mixed use: 1.5 million SF
- 25. CAPITOL HILL TOWER CO-OP**
Valhal Corp.
Residential: 344 co-op units
Retail: 9,500 SF
- 26. COURTYARD BY MARRIOTT**
204 rooms
Retail: 4,000 SF
- 27. FEDERAL GATEWAY I**
William C. Smith & Co.
Office: 293,000 SF
Retail: 18,000 SF
- 28. 225 VIRGINIA AVE/200 I ST.**
DC Government
Office: 350,000 SF
- 29. 250 M AT CANAL PARK**
William C. Smith & Co.
Office: 213,000 SF
Retail: 12,000 SF
- 30. MULTI-FAMILY HOUSING**
DCHA/Forest City/Urban Atlantic
Residential: 322 units
- 31. CAPPER SENIORS**
DCHA/Urban Atlantic
Residential: 162 units
- 32. 300 M STREET**
Potomac Investments
Office: 278,500 SF
Retail: 3,000 SF
- 33. CAPITAL QUARTER**
DCHA/EYA
Residential: 323 townhouses
- 34. 400 M STREET**
DCHA/Forest City/Urban Atlantic
Residential: 138 apt. units
- 35. MULTI-FAMILY HOUSING**
DCHA/Forest City/Urban Atlantic
Residential: 613 units
- 36. 600 M STREET**
DCHA/Forest City
Office: 484,780 SF
Retail: 15,000 SF
- 37. MARINE BACHELOR ENLISTED QUARTERS**
Dept. of Navy
Residential: 166 dorms, sports field, rehearsal hall & parking garage
- 38. MARITIME PLAZA I & II**
COPT
Office: 345,000 SF
- 39. MARITIME PLAZA III, IV, V**
Lincoln Property Co.
Office: 350,000 SF
Hotel: 200 rooms
PUD allows 2 more office bldgs. & 1 hotel
- 40. 25 M STREET**
Akridge
Office: 243,000 SF
Retail: 18,000 SF
- 41. 1201 HALF STREET**
Akridge
Office: 115,000 SF
Retail: 10,000 SF
- 42. AKRIDGE RESIDENTIAL**
Akridge
Residential: 280 units
Retail: 47,000 SF
- 43. U.S. DEPT. OF TRANSPORTATION**
JBG
Office: 1,350,000 LSF
Retail: 22,300 SF
- 44. SQUARE 701**
W/co Companies
Office: 350,000 SF
Residential: TBD
- 45. 401 M STREET**
Forest City Washington
Residential: 225 units
Retail: 110,000 SF
(includes grocery store)
- 46. BOILERMAKER SHOPS**
Forest City Washington
Retail: 33,540 SF
Office: 12,000 SF
- 47. PHASE II DEV. PARCELS**
Forest City Washington
Mixed use: 3.6 million SF
- 48. FACTORY 202**
Forest City Washington
Residential: 250 condo units
- 49. PARK PAVILIONS**
Forest City Washington
Office: 17,350 SF
Retail: 40,150 SF
- 50. BUILDING 74**
Forest City Washington
Residential: Townhouses
- 51. FOUNDRY LOFTS**
Forest City Washington
Residential: 170 apt. units
Retail: 10,000 SF
- 52. 1333 M STREET**
Cohen Companies
Mixed Use: 815,000 SF
- 53. ADMIRAL AT BARRACKS ROW**
Old City Development, LLC
Office: 19,000 SF
Retail: 3,000 SF
- 54. 900 M STREET**
Paramount Investments
Retail: 7,480 SF
- 55. THE CAR BARN**
Madison Marquette
Existing: Charter Schools
Planned Retail: 94,400 SF
- 56. 1099 8TH STREET**
G Properties
Retail: 10,000 SF
- 57. 719 VIRGINIA AVENUE**
National Community Church
Mixed Use: TBD
- 58. ACC MULTI-FAMILY SQ 882**
DCHA/Urban Atlantic
Residential: 189 units
- 59. VAN NESS ELEMENTARY SCHOOL**
DC Government
Existing: Office Use
- 60. ACC COMMUNITY CENTER**
DCHA/Urban Atlantic
Community: 18,000 SF
- 61. CARROLL APARTMENTS**
DCHA
Residential: 60 units
- 62. 41 L STREET**
WMATA
Residential: 84 Units
Retail: 5,300 SF
- 63. 1 M STREET**
Monument Realty
Office: 310,000 SF
Retail: 15,000 SF
- 64. MARINA PLACE**
Buzzards Point LLC
Residential: 99 units
Retail: 2,047
- 65. BUILDING 170**
JBG
Retail: 7,000-11,000 SF

Virginia Avenue Tunnel Project Progress

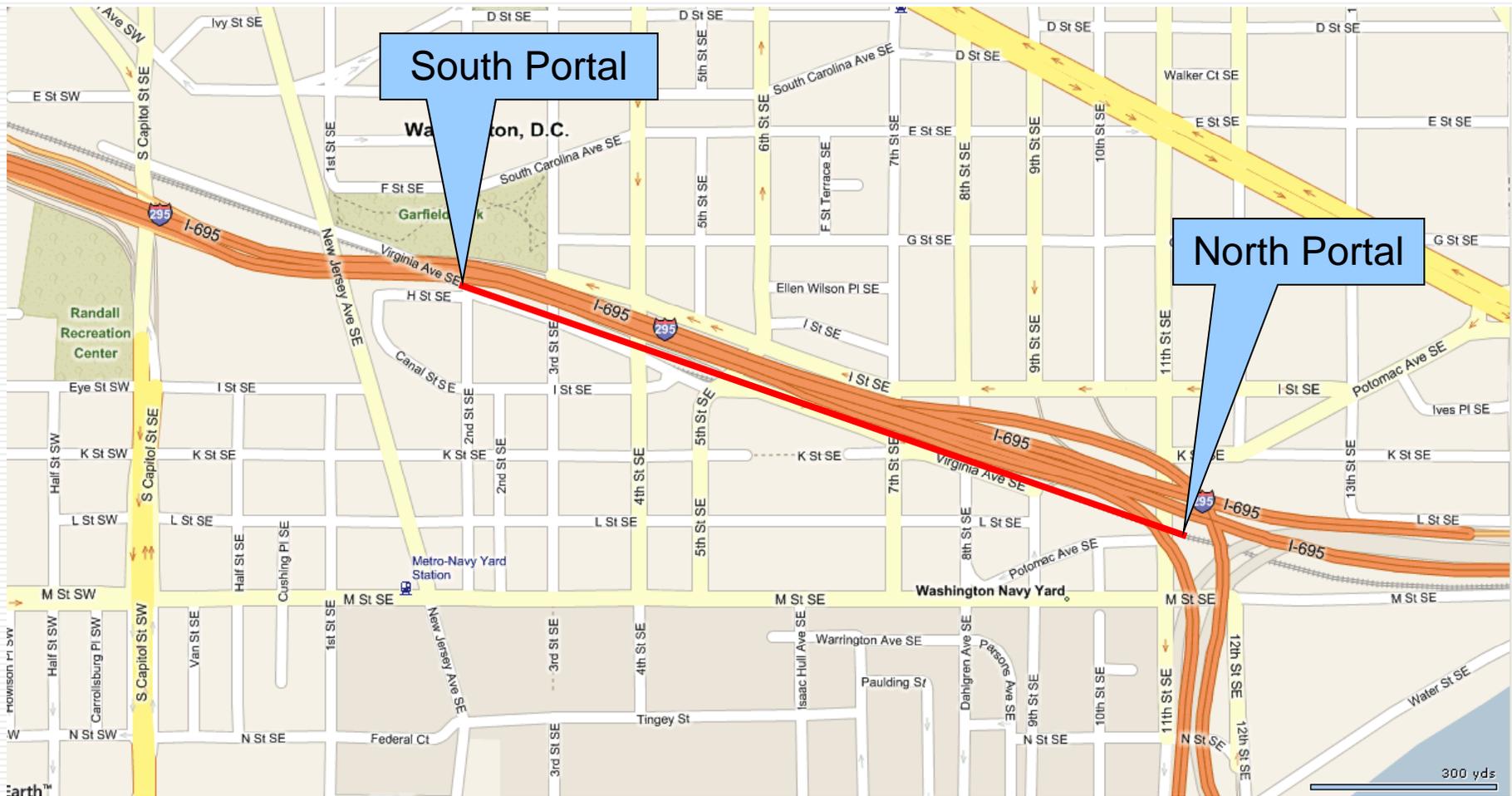
- Around 100 Meetings held with Community groups and DC Agencies
- Studies Completed:
 - Environmental Constraints Survey
 - Wetlands Delineation
 - Threatened and Endangered Species Survey
 - Phase IA Cultural Resource Studies
 - Tunnel Material Evaluation Study
 - Street Tree Study
 - Preliminary Traffic Study
 - Utilities Identified



Virginia Avenue Tunnel Next Steps

- National Environmental Policy Act (NEPA) Meetings
 - Federal Highway Administration (FHWA) is the federal lead and will be doing an Environmental Assessment (EA) under NEPA
 - National Capitol Planning Commission and National Park Service are cooperating agencies
 - Public scoping meeting late July 2011 on purpose and need and comment period
 - Public alternatives meeting in Fall 2011 and comment period
 - Additional NEPA work
- Permitting
- Construction

Virginia Avenue Tunnel: Tour



Virginia Avenue Tunnel Tour: New Jersey Avenue

■ Visuals:

- Proximity to the Capitol and US DOT HQ
- South Portal Entrance
- Existing Track goes from double to single
- Proximity to Garfield Park
- Horse Carriage Facility



Virginia Avenue Tunnel Tour: South Portal

- Visuals:
 - Virginia Avenue
 - Garfield Park
 - 200 I Street Project
 - William Smith Project and Street Connections



Virginia Avenue Tunnel Tour: Travel from South Entrance to Virginia Avenue Park

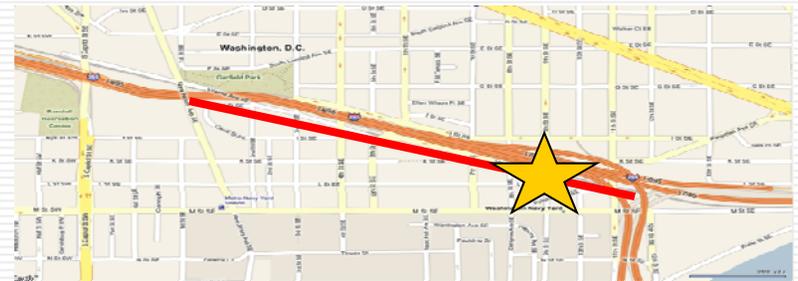
■ Visuals

- Capitol Quarter Homes
- Cappers Senior Home
- Marine Corps Facility
- New Development between 7th – 8th Street



Virginia Avenue Tunnel Tour: Virginia Avenue Park

- Visuals:
 - Virginia Ave Park
 - Community Garden



Virginia Avenue Tunnel Tour: North Portal Entrance

- Visuals
 - North Portal Entrance
 - 11th Street Bridge Project
 - Existing Track goes from double to single
 - Tight working space with Bridge, Water and Sewer, and Hotel projects

