

ANNUAL REPORT **2011**



# BE OUT FRONT



Capitol Riverfront Business Improvement District



CAPITOL  
RIVERFRONT



# TABLE OF CONTENTS

## ANNUAL REPORT

About the Capitol Riverfront BID	2
Letter from the Chairman & Executive Director	4
Clean Team & Hospitality Ambassadors	6
Public Realm	8
Economic Development	10
Marketing, Branding & Public Relations	12
Community Events	14
Parks & Green Space	16
Financials	18
Board of Directors & Staff	20

## STATE OF THE FRONT

Development Summary	22
Office Market	26
Residential Market	30
Retail Market	34
Parks, River & Environmental Sustainability	38

The Riverwalk Trail connection linking Diamond Teague Park and Yards Park, shown here under construction, was completed in November 2011.



# ABOUT

## THE CAPITOL RIVERFRONT BID

In the Capitol Riverfront, DC's businesses and residents are shaping a new community in one of the largest riverfront redevelopment projects in the United States. Located just five blocks south of the United States Capitol building, the Capitol Riverfront offers the best in city living with the extraordinary advantages of a riverfront setting, exceptional value, a distinct maritime and industrial heritage, unique parks and riverwalk trails, sports and entertainment, and proximity to Capitol Hill. The Capitol Riverfront is DC's new neighborhood on the river, a district-within-the-District that extends the city's skyline to the water's edge.

View of the Capitol Riverfront from the Anacostia River



The Front encompasses an area of approximately 500 acres located between the U.S. Capitol building and the Anacostia River. The Capitol Riverfront is already home to:

- Daytime employment population of over 35,000 people in 6.8 million square feet of office including the Washington Navy Yard and U.S. Department of Transportation HQ
- 2,677 residential units and over 3,300 residents
- A 204-room Courtyard by Marriott hotel
- Diamond Teague Park and Piers, the Yards Park, and Virginia Avenue Park and Community Garden
- The 41,000-seat Nationals Park baseball stadium

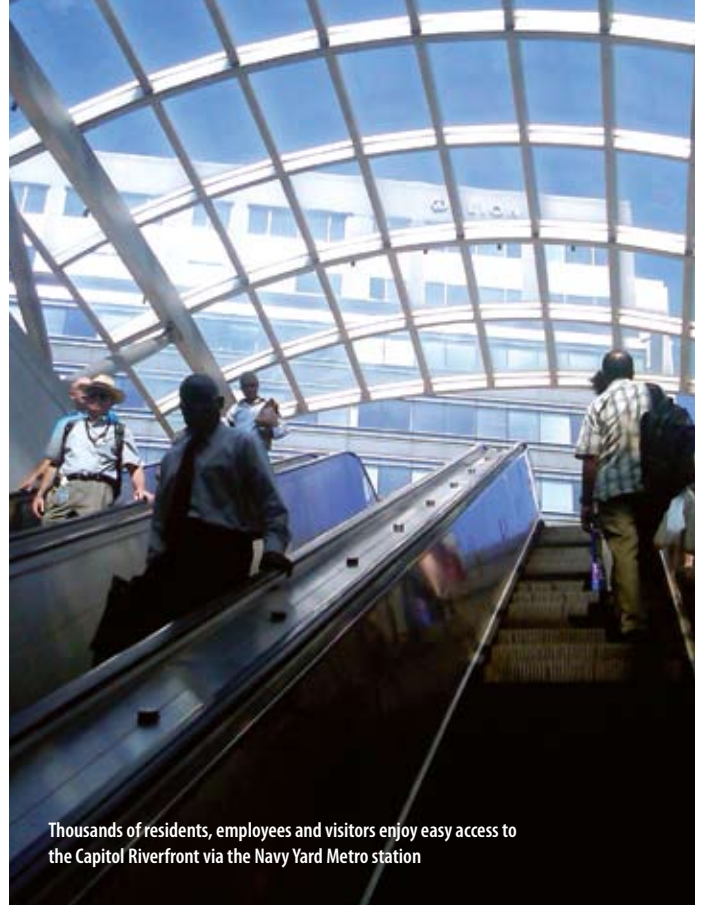
The Capitol Riverfront BID serves as the management entity for this area and is governed by a board of directors composed of twenty-one (21) voting members that pay the BID tax, and five (5) at-large, non-voting community stakeholders that are BID tax-exempt. The BID's FY11 operating budget was approximately \$1.6 million and is funded through a special self-imposed tax that owners vote upon themselves. Our organization is staffed by seven (7) full-time professionals and eleven (11) full-time Clean Team Members and Hospitality Ambassadors.

# SERVICES

PROVIDED BY THE BID IN FY 2011

- Clean Teams and Hospitality Ambassadors
- Public realm improvements
- Economic development and business attraction efforts
- Transportation analysis and coordination
- Marketing, branding and public relations initiatives
- Community building events
- Advocacy and educational outreach for the neighborhood
- Park maintenance and programming services

The mission of the Capitol Riverfront BID is to provide management services that assist in creating a neighborhood that is clean, safe, friendly, and vibrant. The BID supports the development of the Front as a new mixed-use riverfront community in Washington, DC.



Thousands of residents, employees and visitors enjoy easy access to the Capitol Riverfront via the Navy Yard Metro station

## WHERE

### IS THE FRONT?

The Capitol Riverfront is a regional destination that is conveniently and centrally located. Sharing its northern border with Capitol Hill, the Front is five blocks south of the U.S. Capitol building and west of the Barracks Row restaurant district. The Front is easily accessible with direct connection to I-395 and I-295, Metrorail's Green line at the Navy Yard Station or Blue/Orange lines at the Capitol South Station, and the Circulator linking to Union Station and the Red line. Reagan National Airport is only five miles away.



# LETTER

## FROM THE BOARD CHAIR & EXECUTIVE DIRECTOR

### Greetings from the Capitol Riverfront BID!

We hope that you enjoy the 2011 Capitol Riverfront BID Annual Report and State of the Front development summary. It is full of information and summaries that illustrate the progress that has occurred in our neighborhood over the past year.

2011 affirmed what we all have believed—that by providing access to the water through a well designed park we would invite thousands of visitors to the Capitol Riverfront and enhance our sense of community and place for our residents and employees. Yards Park has proved to be a neighborhood gathering place, as well as a regional waterfront destination on the Anacostia River.

From our Friday Evening Concert Series to a variety of food and music festivals and even birthday parties, Yards Park hosted over 120 events last year and attracted over 50,000 visitors. The BID provided maintenance, security, and programming services for the park over the past year.

The park also created a communal gathering spot and “front porch” on the river for our residents and employees, a place to enjoy lunch, a stroll on the boardwalk, a noontime concert, a picnic on the weekend, or a quiet moment in the River Street gardens. Children discovered the magic of water on a hot day by playing in the park’s wading pool, water fountains and water wall. And with the opening of the next segment of the

Anacostia Riverwalk Trail in November 2011, Yards Park is now connected to Diamond Teague Park through an elevated boardwalk trail above the river.

2011 also saw the signing of ten restaurant leases that will help define the commercial heart of our neighborhood. The Boilermaker Shops began renovation and construction with the announcement of 6 restaurant leases including a 7,000-square-foot microbrewery and restaurant. Two additional restaurants began finish-out in the Foundry Lofts and will open in spring of 2012. In addition, the mixed-use project at 1212 4th Street, SE broke ground and will contain a 50,000-square-foot Harris Teeter, space for a 30,000-square-foot health club,



225 residential units, and another 30,000 square feet of retail space. A lease was also signed for Park Tavern restaurant at Canal Park.

Our residential development continued and illustrated the strong desire of people to live, work and play by the river while having access to multi-modal transit. Phase II of the EYA townhouses continued construction with only a few homes remaining available for sale. Our rental apartment buildings maintained a 95% lease/occupancy rate, while the Capitol Hill Coop is 96% sold and occupied. The Foundry Lofts, a 170-unit apartment building in a former industrial building, preleased 50% of the units before opening in November 2011. The Capitol Riverfront residential population is expected to approach 4,000 people in 2012.

The office market progressed as well with the delivery of 1015 Half Street, SE, and the ongoing renovation of 200 I Street, SE into an office building for three DC Government agencies. This former Washington Star/Post print building will deliver in June of 2012 and be home to over 1,200 employees.

Best wishes,

**Eric Siegel**  
*Chairman*

BID BOARD OF DIRECTORS  
THE COHEN COMPANIES

The DC Government's commitment to high-quality parks in our neighborhood continued with the construction of Canal Park, overseen by the Canal Park Development Association. Scheduled to deliver in Summer 2012, Canal Park will contain water features, a children's play area, an open lawn for concerts and movies, a restaurant (Park Tavern) serving breakfast, lunch and dinner seven days a week, and one of the largest outdoor ice skating rinks in the region. It will serve as our neighborhood square and be surrounded by high-density residential and office development.

None of these accomplishments would have been possible without the commitment of our board members and property owners, residents, a variety of DC Government agencies, the office of the Deputy Mayor for Planning & Economic Development, our Council Member Tommy Wells, our hard-working Clean & Safe Team members, and a dedicated BID staff. You all embrace the vision to create a vibrant riverfront neighborhood, and we appreciate your commitment, dedication, and support.

We invite you to come join us by the river as the vision and aspirations become reality and a new community continues to evolve and grow.

**Michael Stevens**  
*AICP*

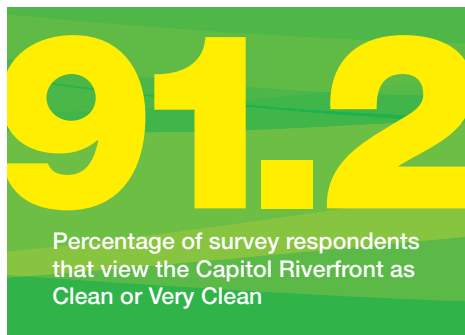
EXECUTIVE DIRECTOR  
CAPITOL RIVERFRONT BID





An ambassador stationed at the New Jersey Avenue Metro entrance

Capitol Riverfront Clean Team and Hospitality Ambassadors



# CLEAN TEAM & HOSPITALITY AMBASSADORS

The Capitol Riverfront BID's Clean Team maintains the day-to-day cleanliness and appearance of the neighborhood while the BID's Hospitality Ambassadors are stationed near the Metro entrances to greet passersby, answer questions and monitor activity on the street.





An ambassador provides directions to a visitor exiting the Navy Yard Metro station

**9,336**

Number of information requests answered in 2011



A Clean Team member removing trash

The Clean Team and Hospitality Ambassadors create an attractive and welcoming environment in the Capitol Riverfront. The Capitol Riverfront perception survey shows that more respondents feel positive about the neighborhood's cleanliness and safety each year (see graph below). This year the perception survey shows 91.2% of respondents think the BID is clean or very clean and 76% perceive the BID as safe or very safe.

Every day the Clean Team members maintain the public realm by picking up litter and emptying trash cans, mowing and landscaping, raking leaves or clearing snow, watering landscape planters, removing handbills/graffiti, responding to illegal dumping, and supporting community events. In FY 2011 the Clean Team collected 7,945 bags of trash and completed 702 hours of landscaping.

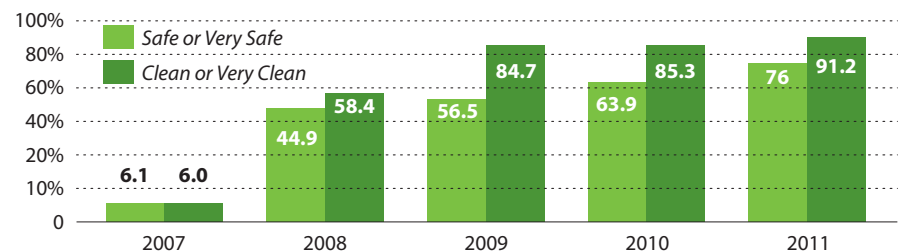
The two Hospitality Ambassadors greet passersby, answer questions and provide directions, and actively monitor activities on the streets. The Ambassadors responded to 9,336 requests for information in FY11. The crew members carry Nextel radios to communicate with the supervisor and fill out daily reports of work tasks and happenings in the neighborhood.

**"You have a great team of guys in the blue uniforms. They are clearly managed very well. They are polite, courteous and always visible on the streets."**

– 2011 Perception Survey Response

## Clean & Safe Perception Results

Capitol Riverfront BID, October 2011





Volunteers planting bulbs  
along M Street, SE

# 2,200

daffodil and tulip bulbs planted



Engaging outdoor spaces in the Yards Park

# PUBLIC REALM

The Capitol Riverfront works to improve the public realm in order to create a clean, high-quality, and unified look and feel in the neighborhood.

This year the BID continued to work with DDOT on repairs in the public realm, planting and caring for trees, and removing snow during the winter. The BID banners and snowflakes on light poles create a vibrant and festive atmosphere. The BID also cared for the 21 large stone flower planters along M Street that provide visual continuity and color to M Street. In addition, the BID partnered with the US Green Building Council on the first annual Community Planting Day which brought together volunteers to plant over 1,200 daffodil bulbs in the public realm and 1,000 tulip bulbs in the Yards Park.





Light pole banners help to create a more vibrant atmosphere.



Capital Bikeshare stations offer a quick and easy transit option to destinations within and outside the neighborhood.



Number of trees planted



Large stone planters help provide visual continuity and color along M Street, SE.

In FY11, the BID also worked in partnership with the Urban Forestry Administration of the District Department of Transportation to plant 67 trees in the Capitol Riverfront. The BID watered the trees throughout the summer to keep them healthy and growing. The BID also submitted service requests to address traffic and safety issues, potholes, parking and signage problems, and fixing of light poles.

**“This is a great place to live with kids and we look forward to it getting even better!”**

– 2011 Perception Survey Response

## FRONT FACT

**Many tree wells in the Capitol Riverfront are designed to capture storm water and reduce run-off into the Anacostia River.**





Executive Director Michael Stevens points out opportunities on a business development tour.



Forest City Washington announced that a Harris Teeter grocery store will be opening in 1212 4th Street, SE now under construction (rendering courtesy of Forest City Washington).



# 75,000

square feet of retail leases signed in 2011

## ECONOMIC DEVELOPMENT

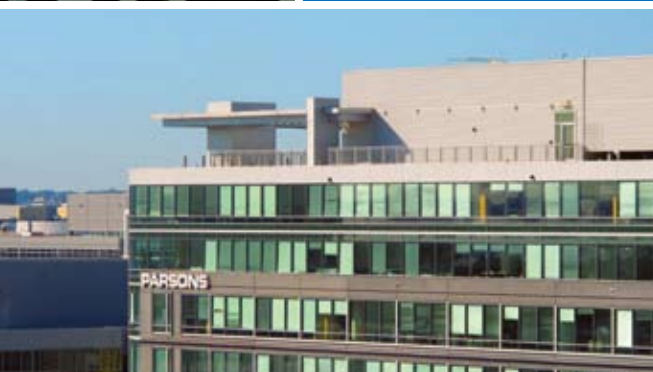
The Capitol Riverfront BID emphasizes economic development as one of its core work programs. The BID partners with property owners, the DC Government and other entities to facilitate economic development activities in the Capitol Riverfront including business attraction; transportation and planning; and research and information.

### Business Attraction

Throughout the year the BID works in concert with property owners to give presentations and tours to office and retail tenant prospects as well as investment partners. The BID office serves as a marketing center for the entire neighborhood and meeting place for potential tenants. During the course of the past year the BID gave over 125 presentations to potential office tenants, retailers, and investment partners. BID staff continued to visit office and retail brokerage firms to keep them informed of new development and leasing opportunities. During FY11, the BID hosted a retail and office broker reception in the Yards Park, an ICSC Mid-Atlantic NEXT generation tour, a DCBIA Leaders in Development tour, and a DC CMRC tour. The BID collaborated with the Office of the Deputy Mayor for Planning and Economic Development and other BIDs to tour representatives of GSA's Public Building



Presentations made in  
FY11 to potential tenants  
and investors



Office workers crossing New Jersey Avenue, SE  
near the Navy Yard Metro entrance

Above: The 204-room Courtyard by Marriott sold  
in February 2011 for \$68 million.

Left: Office buildings offer tenants impressive  
view's of DC's monuments and rivers.

Top: Brokers tour office space with Capitol  
views in 1015 Half Street, SE.

## Transportation & Planning

Service for the National Capital Region. The BID was a sponsor of the DC booth at the International Council of Shopping Centers convention in Las Vegas and has an ongoing effort with the DC Economic Partnership to recruit retailers to the Front. These business attraction efforts helped to facilitate over 75,000 SF of retail leasing activity in 2011, including ten restaurants as well as the 50,000 SF Harris Teeter grocery store under construction in Forest City Washington's development at 1212 4th Street, SE.

**"I really look forward to the continued development in the area. Working at DOT HQ gives me the advantage of seeing everything being built from the ground up."**

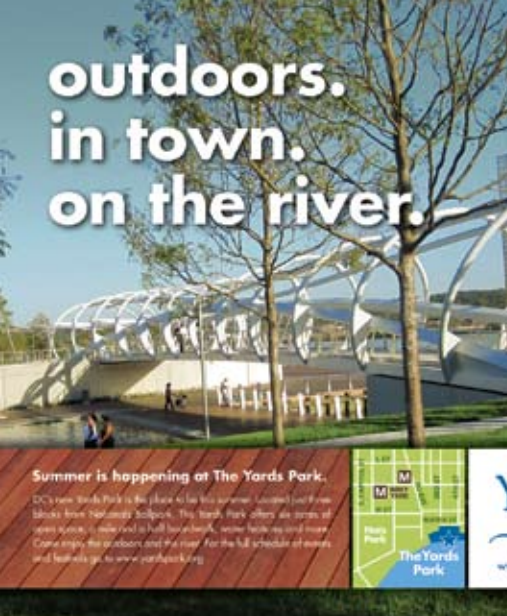
– 2011 Perception Survey Response

The Capitol Riverfront BID worked with DC Surface Transit (DCST) and the District Department of Transportation (DDOT) to expand the hours and days of operation of the Circulator bus route connecting the Union Station Metro station and the Navy Yard Metro station. The BID also worked on plans for the future streetcar lines. During FY11, Circulator bus ridership on the Navy Yard–Union Station route increased to an average of 38,496 riders per month from 33,457 riders per month in FY10. The BID also worked with DDOT to install additional Capital Bikeshare stations throughout the neighborhood. In addition, the BID engaged DDOT on preliminary plans to conduct a larger transportation study examining the current and future transportation demand in an area encompassing the Capitol Riverfront and entire Southwest Waterfront neighborhoods.

## Research & Information

The BID's research and data collection efforts continued to include summaries on the status of development projects; quarterly absorption analysis; office and retail lease comparables; residential rent/sales analyses; type and value of public and private investments; Metro ridership statistics; crime statistics; and neighborhood demographics. The BID office produces reports, brochures, maps and graphs illustrating many of these data sets and development summaries. The BID research serves as a platform for external attraction activities and is available on our website. Finally, the BID contracted with RCLCO to conduct an in-depth analysis of development near select Green Line Metro stations including the Navy Yard station. The study also examined the fiscal impact of continued development within the Capitol Riverfront.

outdoors.  
in town.  
on the river.



A successful marketing campaign for the Yards Park above reached an estimated 10 million Metro riders.

228,545

Sessions on the Capitol Riverfront website, [www.capitolriverfront.org](http://www.capitolriverfront.org)

Top: An article in the Washington Examiner reported on restaurant leases signed in 2011.  
Right: The number of BID fans on Facebook surpassed 1,200 people.



# MARKETING BRANDING & PUBLIC RELATIONS

The Capitol Riverfront BID focuses on marketing, branding and promoting the neighborhood in the marketplace. In FY11, the BID continued to increase electronic marketing, launched the Yards Park marketing campaign which included advertisements on Metrorail, produced a 2-minute neighborhood video, and continued to attend and present at trade shows, networking events, and conferences.

## Electronic Marketing

The total annual individual website sessions increased to 228,545 sessions in FY11 from 207,313 sessions in FY10. In addition, by the end of FY11 the BID's bimonthly e-newsletter, the 'Front Page News' was reaching 4,830 people, compared to 4,304 people in FY10. The BID's Facebook page and Twitter account continued to grow to 1,203 Facebook fans, compared with about 800 fans last year, with over 600 followers on Twitter.

This year the BID launched the Yards Park electronic marketing. The Yards Park website received 100,764 individual sessions in FY11. The Yards Park Facebook page gained 1,362 fans in FY11 and has 364 followers on Twitter.





DC Mayor Vincent Gray announces his Economic Development agenda in the Capitol Riverfront in June 2011.

**10  
MILLION**

Estimated number of people reached by Yards Park Metro campaign



A Capitol Riverfront marketing video on display at the national ICSC deal making conference

The BID's website continued traffic growth in FY11.

## Print, Media & Video Promotion

The BID added a fall printing of the one-page Front Page News development summary in addition to the successful spring printing that coincides with the opening of the baseball season. The BID also updated its marketing brochures, showcase boards, and neighborhood maps to reflect and incorporate new development data and neighborhood progress. The BID launched a month-long Metrorail advertisement campaign to promote the Yards Park that included 250 car cards and three in-station dioramas. The campaign was estimated to reach 10 million Metro riders. In addition, organizations that held events at the Yards Park marketed both the Capitol Riverfront and Yards Park, reaching tens of thousands of people in these organizations.

The BID produced a new 2-minute neighborhood video that showcases the Capitol Riverfront amenities and interviews of local residents, retailers,

and stakeholders. The video also includes stunning footage of the Yards Park. The video was created as part of a local project, spearheaded by Destination DC, to capture the spirit and unique offering of DC neighborhoods. The video was distributed to over 1,500 websites including AOL, Monkeysee, DailyMotion, Metacafe, and Collective Media's website.



The BID's new neighborhood video can be viewed and easily shared on the BID's website.

## Presentations, Trade Shows & Conferences

The BID office on the 10th floor of 1100 New Jersey Ave, SE—with the scale model of development along the Anacostia River—serves as a marketing center and showroom for prospective tenants. In addition, the BID attends and often presents at trade shows and conferences to further educate people about and to promote the Capitol Riverfront. This past year the BID participated in the International Council of Shopping Centers (ICSC) conferences in Las Vegas, New York, and the Mid-Atlantic in DC, Commercial Real Estate Women Convention, and Railvolution. The BID also tabled at local Capitol Riverfront office buildings to expand the knowledge of services and events to existing tenants, and more.



Friday Night Concert in the Yards Park

1,200

Estimated attendance each week for the Summer Friday Evening Concerts



Summer movie night in Tingey Plaza



Attendees of an event by Accenture in the Yards Park, image courtesy of Accenture and ImageLinkPhoto.com

# COMMUNITY EVENTS

The Capitol Riverfront produces special events in order to build and foster a sense of community among residents and employees, attract new visitors to the neighborhood, and activate parks and open spaces.





People enjoying a picnic in the Yards Park



The 2011 Anacostia River Business Summit



The BID helped organize and promote the monthly Truckeroo food festival.

The Front continued its lunchtime concerts and outdoor movie series, Holiday Market, and Anacostia River Business Summit, as well as debuted a new Friday Evening Concert Series and a National Cherry Blossom Festival event with lantern making and performances, and sponsored several events in the Yards Park.

## Growing Annual Events

The Capitol Riverfront continued its fourth year of summer outdoor movies and showed ten "Best of the Oscars" films. The movies shown at Tingey Plaza attracted approximately 500 people each week, the largest crowd to date since the series began. The BID also completed its fourth successful year of the Wednesday lunchtime concert series. This year, the 15 concerts were held in the Yards Park and included visits from a variety of mobile

food trucks each week. In FY11 the BID held its third annual Holiday Market for five days in December, with the addition of Saturday. The Holiday Market gave workers and residents the opportunity to buy local holiday gift items from 12 crafts vendors and enjoy live holiday music. Lastly, the BID, along with the Anacostia Watershed Restoration Partnership, hosted its second annual Anacostia River Business Summit. The Summit included 18 exhibitor tables, three panel presentations and a networking luncheon. The event was attended by over 300 business, non-profit, and government stakeholders.

## New Events in The Front

The BID produced several new events in 2011, many of which showcased the new Yards Park. The 15-week Capitol Riverfront Friday Evening Concert Series at the Yards Park attracted an estimated 1,200 people

per week and was so successful that an additional 3-week "Encore Series" was added in September. Concerts featured a variety of bands, several local food options, 2 bars by Mie N Yu, and rotating features such as bocce games and post-concert Zumba lessons. The Capitol Riverfront also helped organize the monthly Truckeroo event at the Bullpen on Half Street which brought together over 20 mobile food trucks at one location and averaged 20,000 people per event. The BID produced two Event Planner Open Houses at the Yards Park and sponsored a variety of other community events including the 2-day FreedomFest, Capital Community Day by the Boys & Girls Club, Ward 6 Family Day, Brazil Day DC, Capital Bikeshare Birthday Party, and many more. Lastly, the BID hosted a Volunteer Appreciation Night at CAVA on Barracks Row to thank the 60+ volunteers who helped with BID and Yards Park events during the season.





The overlook and light tower in the Yards Park

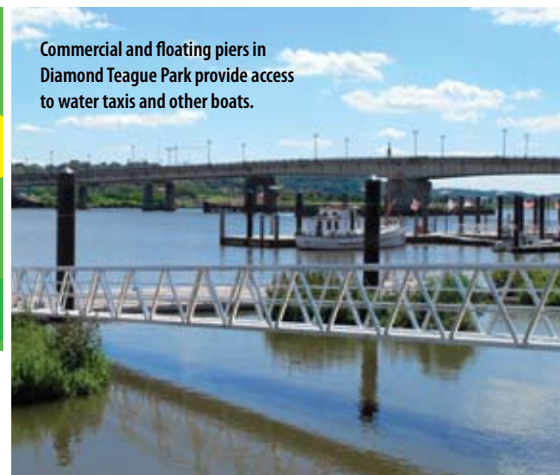


Azalea flowers in full bloom in the Yards Park

92%

of survey respondents rated their overall experience in the Yards Park very enjoyable or enjoyable.

Commercial and floating piers in Diamond Teague Park provide access to water taxis and other boats.



# PARKS AND GREEN SPACE

The Capitol Riverfront's four parks distinguish the Front and are part of the neighborhood's competitive advantage in the marketplace. The BID has been an advocate for and a partner in the development of Diamond Teague Park and Piers, the Yards Park, Canal Park, and the Riverwalk Trail. The BID sees these parks as a unique opportunity to build community, identity and sense of place, and as assets in our business and residential attraction efforts. The BID also provides maintenance, security, and programming services for the city-owned Yards Park.



Fountains, waterfall, and canal basin in the Yards Park

# 50,000

Estimated visitors to the Yards Park in FY11



The boardwalk in the Yards Park during a Friday Night Summer Concert



Canal Park is under construction and will open in 2012.

In FY11 the BID completed its first year of maintenance and programming of the Yards Park under the Waterfront Park Agreement between the DC Government, Forest City Washington, and the Capitol Riverfront BID. The 5½-acre Yards Park—with a quarter-mile-long boardwalk, great lawn, sculptural pedestrian bridge, waterwall and canal basin, open-air pavilion, lumber shed and gardens—offered the public a new place to gather and enjoy the river, and proved to be an attractive location for a variety of events. In FY11, the Yards Park was open daily from sunrise until 9 pm in the winter and until 10 pm in the summer and was maintained and monitored by Clean Team members and a contract with Watkins private security company.

Yards Park hosted over 120 events in FY11. Events included festivals, birthday parties, corporate fundraisers, weddings, and more. The BID's 15-week Friday Evening Concert and encore series were extremely successful. There were 80 revenue-generating events produced by a variety of organizations, including non-profit and for-profit entities. There were 32 public events, equally divided between free and ticketed events. The BID sponsored space at the Yards Park for the Ward 6 Family Day Picnic, Capital Bikeshare's Birthday Bash, Marcatus monthly creative art market, Living Classrooms' A Night at the Yards, and the Dalai Lama's visit in July. Three of the largest events included FreedomFest over the 4th of July, the Boys & Girls Club Family Day and the DC Challenge Urban Adventure Race. An estimated 50,000 people visited the Yards Park as part of a special event in FY11.

The BID has also partnered with the Canal Park Development Association to support the design and construction of Canal Park, as well as development of the park operations and marketing plan once the park opens in summer 2012. The three-block-long Canal Park is a model of environmental sustainability, with water fountains, a restaurant pavilion, a seasonal ice skating rink, and landscaped green space.

## FRONT FACT

**Canal Park is named for the historic Washington Canal, which provided a water-borne connection between the Anacostia River and the Potomac River via the National Mall.**

# FINANCIALS

*Statement of Financial Position: September 30, 2011 (Unaudited),  
September 30, 2010 (Audited) and September 30, 2009 (Audited)*

2011	2010	2009
Unaudited	Audited	Audited

## ASSETS

Cash and Cash Equivalents	538,733	174,309	230,433
Accounts Receivable, net	157,473	229,697	241,562
Prepaid Expenses	5,733	62,304	62,652
Related Party Receivable	35,063	111,093	-
Property and Equipment, net	61,608	65,079	94,220
<b>Total Assets</b>	<b>798,610</b>	<b>642,482</b>	<b>628,867</b>

## LIABILITIES AND NET ASSETS

Accounts Payable and Accrued Expenses	89,071	40,814	43,511
Line of Credit and Loans	-	-	33,124
Notes Payable - Stakeholders	2,929	2,929	2,929
Prepaid Assessments	-	-	17,901
Net Assets	706,610	598,739	531,402
<b>Total Liabilities and Net Assets</b>	<b>798,610</b>	<b>642,482</b>	<b>628,867</b>



Statement of Activities: Year Ended September 30, 2011 (Unaudited) and Year Ended September 30, 2010 (Audited) and September 30, 2009 (Audited)

2011	2010	2009
Unaudited	Audited	Audited

SUPPORT AND REVENUE			
Assessment Revenues	1,572,666	1,534,821	1,647,299
Contributions and Other Revenue	33,051	44,180	138,430
<hr/>			
<b>Total Support and Revenue</b>	<b>1,605,717</b>	<b>1,579,001</b>	<b>1,785,729</b>
EXPENSES			
Administration	219,541	198,835	230,593
Marketing	148,059	195,164	445,817
Public Realm	34,854	63,584	60,013
Clean and Safe Services	511,249	509,102	476,510
Community Building	150,216	144,103	45,307
Economic Development	222,424	249,725	131,339
Professional Fees	98,093	71,068	88,214
Transportation	80,309	47,383	12,233
Other Expenses	32,058	32,699	31,099
<hr/>			
<b>Total Expenses</b>	<b>1,496,803</b>	<b>1,511,664</b>	<b>1,521,125</b>
<b>CHANGE IN NET ASSETS</b>	<b>108,914</b>	<b>67,337</b>	<b>264,604</b>

# BOARD MEMBERS



## THREE-YEAR TERM

(expires 12/2013)

### **Dodd Walker**

Akridge

### **Eric Siegel**

Cohen Companies

### **John Wilson**

JBG

### **Brooke Honore**

JPI

### **Amy Phillips**

Monument Realty

### **Brad Fennell**

William C. Smith + Co.

### **Arlene Brown**

Faison / RAM Partners

## TWO-YEAR TERM

(expires 12/2012)

### **Ramsey Meiser**

Forest City Washington

### **Bert Donohoe**

Donohoe Real Estate Services

### **David Howell**

Lerner Enterprises

### **Norman Jemal**

Douglas Development

### **Marvin Roskopf**

Ruben Companies

### **Jean-Pierre Lamarre**

Courtyard by Marriott

## ONE-YEAR TERM

### **Daryl Jackson**

Capitol Hill Tower Co-Op

### **Jim Dautenhahn**

DRI Development

### **David Brainerd**

Madison Marquette

### **Michael Leyes**

Monday Properties

### **Stephen Flippin**

CSX

### **John Clark III**

Steuart Investments

## AT-LARGE STAKEHOLDERS

### **Martin Smith**

Barracks Row Main Street

### **Erik Moses**

DC Sports & Entertainment Commission

### **Gregory McCarthy**

Washington Nationals Baseball Club

### **John Dillow**

Living Classrooms

### **Janelle Herring**

Washington Navy Yard

# STAFF

**Michael Stevens, AICP**

Executive Director

**Claire Schaefer**

Deputy Executive Director

**Ted Skirbunt**

Director of Research and  
Information Systems

**Kathleen Kruczynicki**

Manager of Park Programming  
and Marketing

**Leon Johnson**

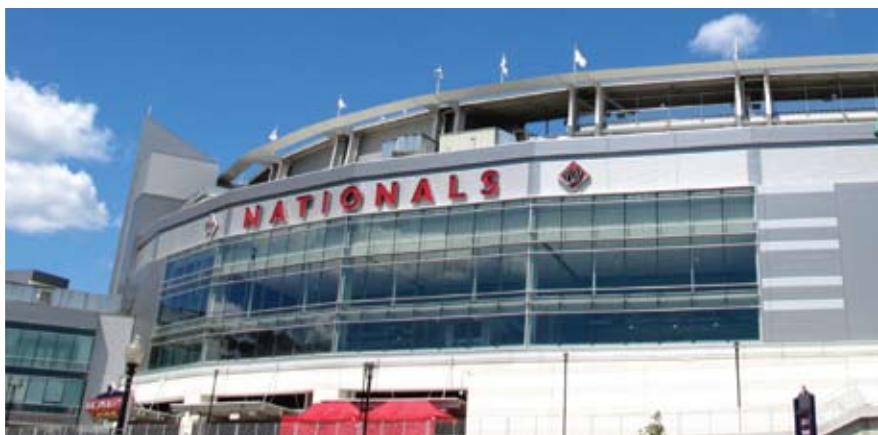
Operations Manager,  
Clean Team and  
Hospitality Ambassadors

**Alfred Corbin**

Park Facilities Manager

**David Savarese**

Office Manager / Administrative Assistant

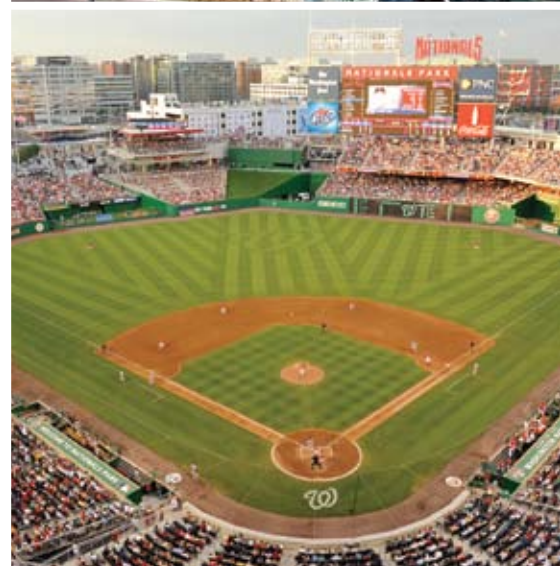




# DEVELOPMENT SUMMARY

Following the commercial and residential growth in 2009 and 2010, the Capitol Riverfront witnessed continued residential growth, a wave of retail and restaurant leasing activity, the commencement of construction at Canal Park, and the completion of the Riverwalk Trail connection creating a one-mile continuous riverwalk in 2011. As Washington, DC, continues to exhibit residential and employment growth, the height-constrained nature of the District of Columbia coupled with the build-out of Downtown DC will continue to push development into Downtown-adjacent neighborhoods such as the Capitol Riverfront. With many of the restaurants that signed leases in 2011 scheduled to open in 2012, the Front is well positioned to continue a positive cycle of development, underpinned by new neighborhood support retail.

Capitol Riverfront skyline  
viewed from Nationals Park





1015 Half Street, SE, a 400,000 SF office building, delivered in 2011

Canal Park under construction



Workers installing new windows at the Boilermaker Shops



## 2011 DEVELOPMENT HIGHLIGHTS

### Completion of three projects totaling an estimated \$239 million

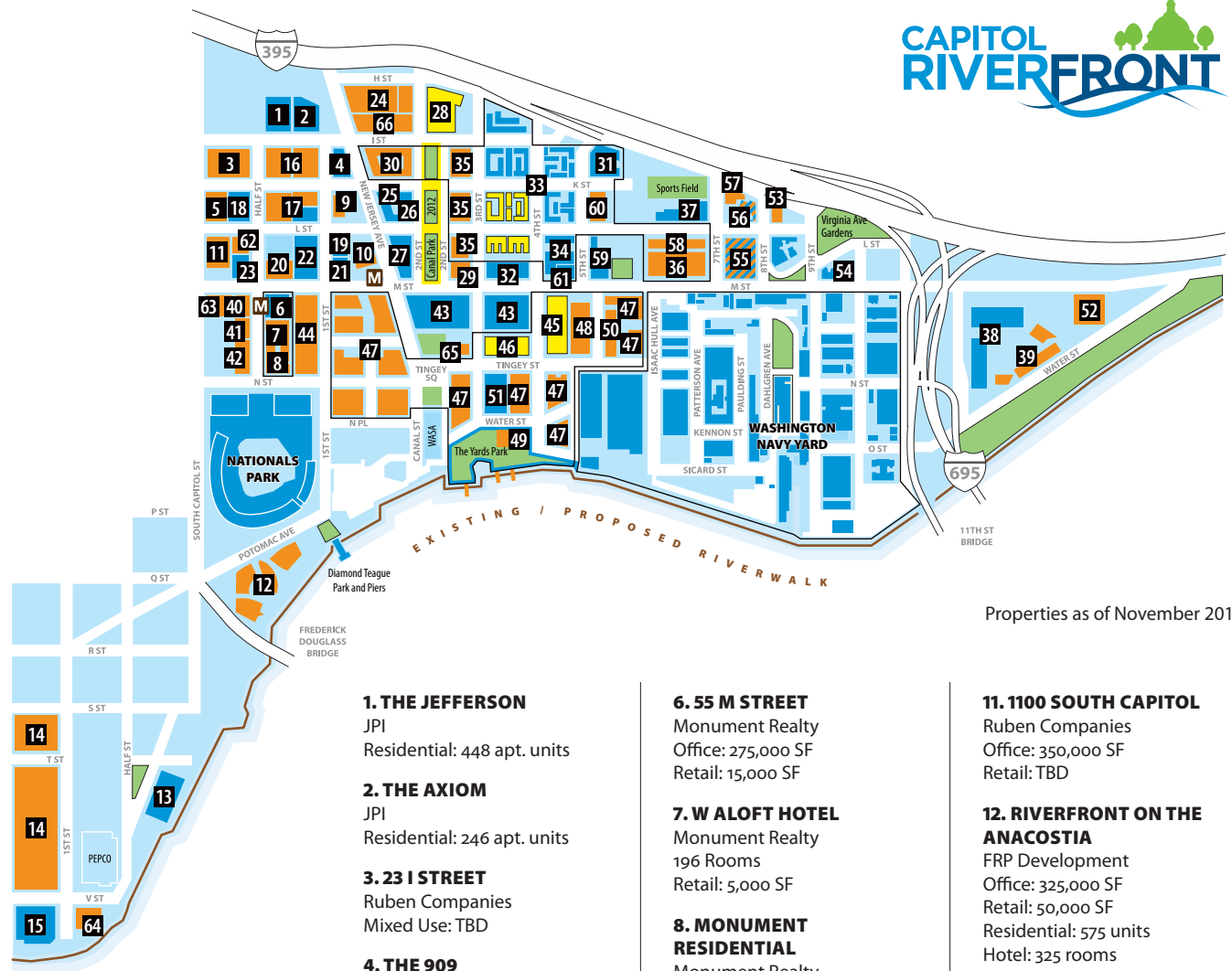
- The 400,000 SF office building at 1015 Half Street, SE
- The 170-unit Foundry Loft apartments at The Yards
- 80 of the 163 townhouses in Capitol Quarter Phase II

### Projects under construction as of 4Q 2011 include:

- The new \$300 million 11th Street Bridges
- 200 I Street totaling \$85.9 million and 350,000 SF of office space
- The \$18 million 3-acre Canal Park
- The 276-unit Camden South Capitol Street Apartments\*\*
- The 45,500 SF Boilermaker Shops
- 1212 4th Street at The Yards comprising 225 apartments and 110,000 SF of retail including a 50,000 SF Harris Teeter grocery store
- The remaining 83 townhomes in Capitol Quarter Phase II

	Existing/ Completed	Under Construction**	Planned	TOTALS
<b>Office Square Feet</b>	6,888,040	362,000	8,148,130	<b>15,398,170</b>
<b>Retail Square Feet</b>	182,129	154,500	645,487	<b>982,116</b>
<b>Residential Units</b>	2,677	584	5,871	<b>9,132</b>
<b>Hotel Rooms</b>	204	0	921	<b>1,125</b>
<b>Total Square Feet</b>	11,225,493	1,171,500	24,329,935*	<b>36,726,928*</b>
<b>Estimated Total Cost</b>	\$2.6 billion	\$644 million	\$5.9 billion	<b>\$9.1 billion</b>

Source: Capitol Riverfront BID, November 2011 \* Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined. \*\*Under construction projects include the 276 unit Camden South Capitol apartments, which while outside the BID boundary about the western BID border of South Capitol Street and should be included in a market analysis.



Properties as of November 2011

**EXISTING/RECENTLY COMPLETED**

**UNDER CONSTRUCTION**

**PLANNED**

**PARKS/OPEN SPACE**

## 1. THE JEFFERSON

JPI

Residential: 448 apt. units

## 2. THE AXIOM

JPI

Residential: 246 apt. units

## 3. 23 I STREET

Ruben Companies

Mixed Use: TBD

## 4. THE 909

JPI

Residential: 237 units

Retail: 6,000 SF

## 5. 1000 SOUTH CAPITOL

Lerner

Office: 320,000 SF

Retail: TBD

## 6. 55 M STREET

Monument Realty

Office: 275,000 SF

Retail: 15,000 SF

## 7. W ALOFT HOTEL

Monument Realty

196 Rooms

Retail: 5,000 SF

## 8. MONUMENT RESIDENTIAL

Monument Realty

Residential: 340 units

Retail: 30,000 SF

## 9. SQUARE 740

Akridge

Mixed Use: 220,000 SF

## 10. 1111 NEW JERSEY

Donohoe

Office: 203,000 SF

Retail: 8,000 SF

## 11. 1100 SOUTH CAPITOL

Ruben Companies

Office: 350,000 SF

Retail: TBD

## 12. RIVERFRONT ON THE ANACOSTIA

FRP Development

Office: 325,000 SF

Retail: 50,000 SF

Residential: 575 units

Hotel: 325 rooms

## 13. 1900 HALF ST SW

Douglas Development

Office: 477,562 SF

## 14. 100 V ST SW

Akridge

Mixed use: 2.7 million SF

## 15. COAST GUARD HQ

Monday Properties

Office: 592,000 SF



**16. PLAZA ON K**

DRI Development  
Office: 795,000 SF  
Retail: 30,000 SF

**17. VELOCITY CONDOS**

Cohen Companies  
Residential: 200 units  
additional phases of mixed use TBD

**18. 1015 HALF STREET**

Prudential  
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: 900,000 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. 200 I ST.**

DC Govt./StonebridgeCarras  
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. CAPITOL QUARTER I & II**

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: 22,000 SF

**43. U.S. DEPT. OF  
TRANSPORTATION**

JBG  
Office: 1,350,000 LSF  
Retail: 22,300 SF

**44. SQUARE 701**

Wilco Companies  
Office: 350,000 SF  
Residential: TBD

**45. 1212 4TH STREET**

Forest City Washington  
Residential: 225 units  
Retail: 110,000 SF  
(includes Harris Teeter)

**46. BOILERMAKER SHOPS**

Forest City Washington  
Retail: 33,540 SF  
Office: 12,000 SF

**47. FUTURE DEV. PARCELS**

Forest City Washington  
Mixed use: 3.6 million SF

**48. FACTORY 202**

Forest City Washington  
Residential: 250 units

**49. PARK PAVILIONS**

Forest City Washington  
Office: 17,350 SF  
Retail: 17,350 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**

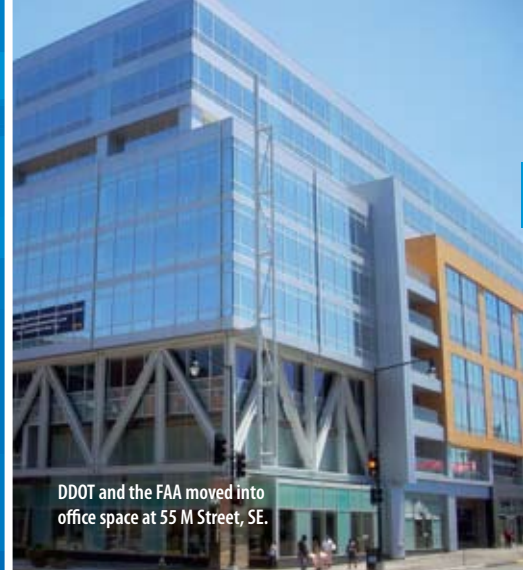
JBG  
Retail: 7,000–11,000 SF

**66. 880 NEW JERSEY**

William C. Smith & Co.  
Residential: 430 units  
Retail: 1,500 SF

# STATE OF THE FRONT OFFICE

2011 office development included the groundbreaking for the renovation of 200 I Street, SE and the completion of the 400,000 SF 1015 Half Street, SE. 200 I Street, a 350,000 SF renovation of the historic Washington Post/Star printing plant is 100% pre-leased to the DC Government and will house the Office of the Chief Technology Officer, Child and Family Services Agency, and the DC Commission on the Arts and Humanities. Despite no lease signings at 1015 Half Street, the Class A office building is well positioned to capture significant leasing activity in 2012. Since 2001, the Capitol Riverfront has averaged approximately 300,000 SF of net office absorption per year. Over the past year tenants such as the DC Department of Transportation, the FAA, and Booz | Allen | Hamilton moved into office space in the Capitol Riverfront. The Front is an ideal location for a variety of office tenants due to its central and easily accessible location as well as its proximity to the procurement centers of Capitol Hill, the Washington Navy Yard, Pentagon, and future home of the Department of Homeland Security at the St. Elizabeths campus.



DDOT and the FAA moved into office space at 55 M Street, SE.



1015 Half Street, SE completed in 2011 is located just south of the U.S. Capitol building.



Consulting giant Booz | Allen | Hamilton opened a 30,000 SF office in 20 M Street, SE.

## 2011 OFFICE DEVELOPMENT

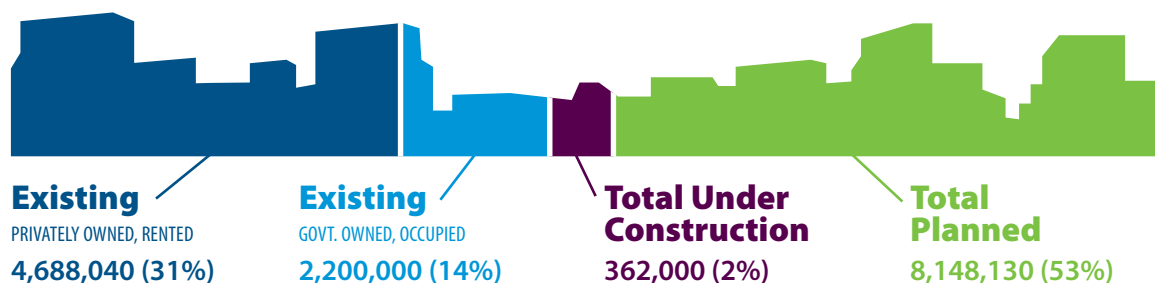
# HIGHLIGHTS

- Groundbreaking for the renovation of 200 I Street, SE into 350,000 SF of office space
- Booz | Allen | Hamilton moved into 30,000 SF at 20 M Street
- DC Department of Transportation moved into 150,000 SF at 55 M Street, SE
- The FAA signed a lease and moved into 50,000 SF at 55 M Street, SE
- Completion of the 400,000 SF 1015 Half Street, SE

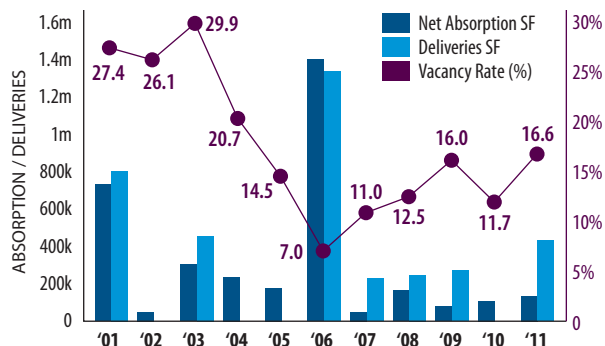
## 2011 OFFICE DEVELOPMENT

# MARKET

Source: Capitol Riverfront BID, November 2011



## Historical Absorption, Deliveries, and Vacancies\*



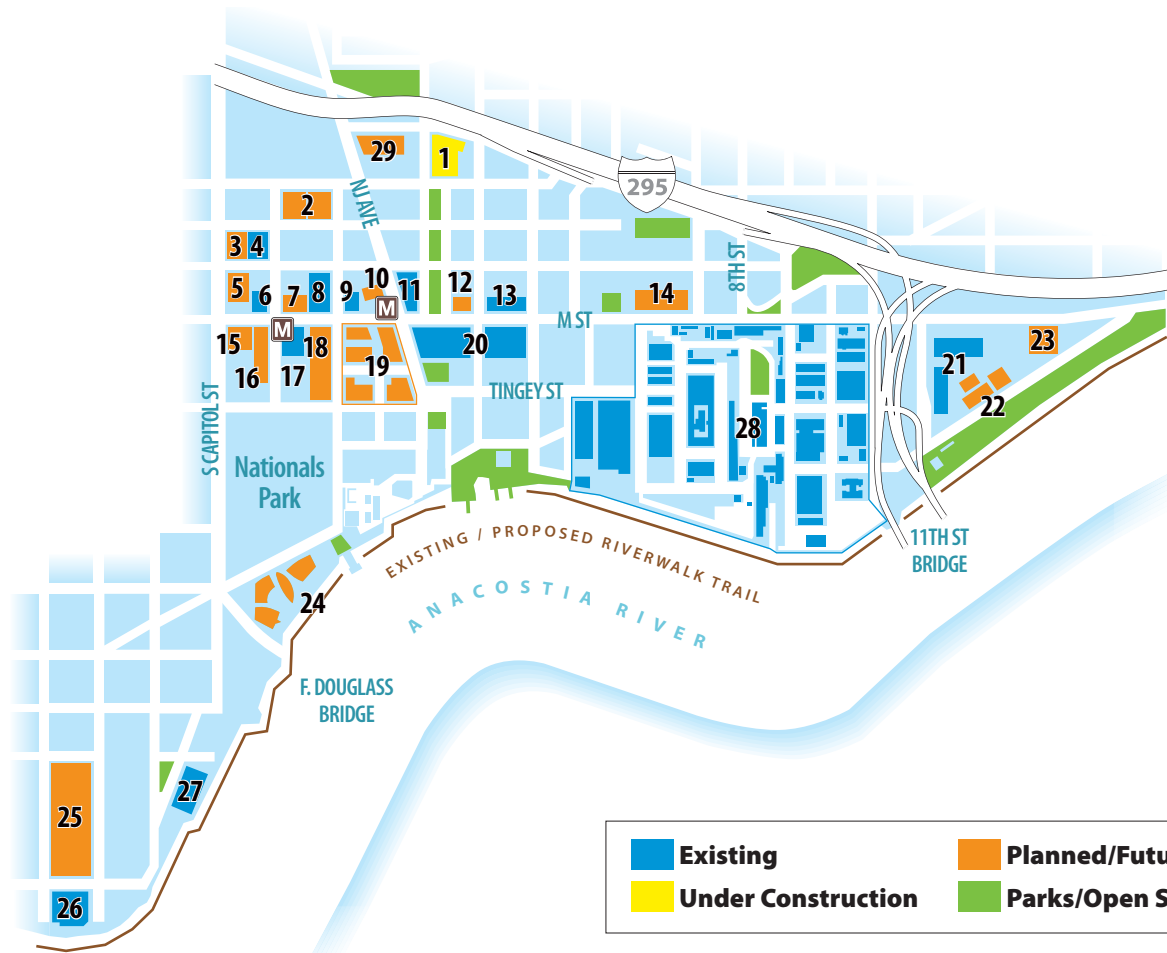
## Office Statistics (Class A Space)\*

	BID	WASH, DC
Vacancy Rate**	16.6%	12.7%
YTD Net Absorption	126,464 SF	1,251,291 SF
Average Full Service Asking Rent PSF	\$47.20	\$53.77

\*Source: CoStar, November 2011

\*\*Does not include Government owned, occupied space





Existing

Under Construction

Planned/Future

Parks/Open Space

## 2. Plaza on K

Office: 795,000 SF Retail: 30,000 SF

## 3. 1000 S. Capitol

Office: 320,000 SF Retail: TBD

## 6. 20 M Street

Office: 180,633 SF Retail: 10,000 SF

## 7. 50 M Street

Office: 135,000 SF Retail: 5,000

## 8. 80 M Street

Office: 275,352 SF

## 11. Federal Gateway I

Office: 293,000 SF Retail: 18,000 SF

## 13. 300 M Street

Office: 278,500 SF Retail: 3,000 SF

## 14. 600 M Street

Office: 500,000 SF Retail: 20,500 SF

## 15. 1 M Street

Office: 310,000 SF Retail: 15,000 SF

## 18. Square 701/111 M Street

Office: 350,000 SF

## 19. Forest City Phase II

Office: 1,400,000 SF

## 20. U.S. Dept. of Transportation

Office: 1,350,000 LSF Retail: 22,300 SF

## 21. Maritime Plaza I & II

Office: 345,000 SF

## 22. Maritime Plaza III, IV, V

Office: 350,000 SF

## 23. 1333 M Street

Mixed Use: 815,000 SF

## 24. RiverFront on the Anacostia

Office: 325,000 SF Retail: 50,000 SF

## 25. 100 V Street

Mixed Use: 2.7 million SF

## 26. Coast Guard HQ

Office: 592,000 SF

## 27. 1900 Half St SW

Office: 477,562 SF

## 29. 800 New Jersey Ave

Office: 400,000 SF



#### **1. 200 I STREET**

Office: 350,000 SF  
Retail: 5,000 SF



#### **4. 1015 HALF STREET**

Office: 379,000 SF  
Retail: 21,000 SF



#### **5. 1100 S. CAPITOL**

Office: 350,000 SF  
Retail: TBD



#### **9. 100 M STREET**

Office: 225,000 SF  
Retail: 15,000 SF



#### **10. 1111 NEW JERSEY AVENUE**

Office: 203,000 SF  
Retail: 8,000 SF



#### **12. 250 M AT CANAL PARK**

Office: 213,000 SF  
Retail: 12,000 SF



#### **16. 25 M ST / 1201 HALF ST**

Office: 370,000 SF  
Retail: 30,000 SF



#### **17. 55 M STREET**

Office: 275,000 SF  
Retail: 15,000 SF



#### **28. WASHINGTON NAVY YARD**

Office: 2.2 million SF

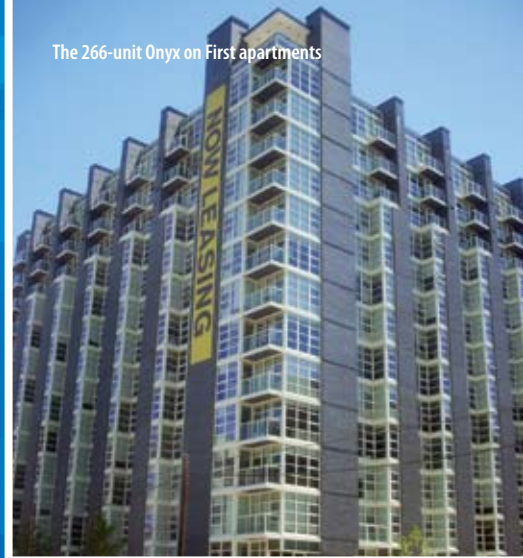
## STATE OF THE FRONT

# RESIDENTIAL

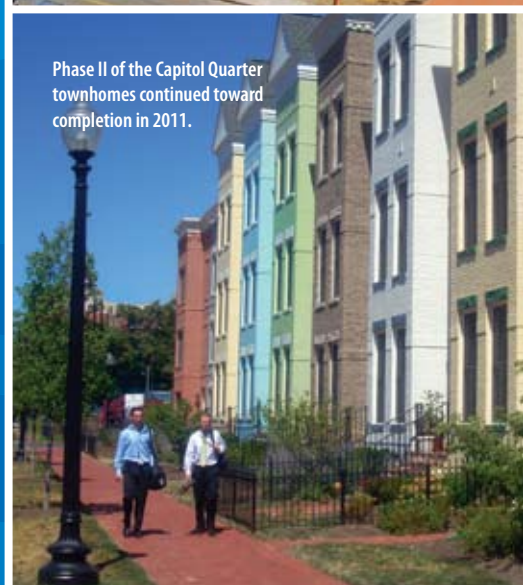
In 2011 the Capitol Riverfront BID's estimated population remained stabilized at approximately 3,300 people as existing apartment buildings continued to average healthy occupancy levels around 95%. With the 170-unit Foundry Lofts and the first portion of townhomes in Capitol Quarter Phase II completed in the fourth quarter of 2011, Capitol Riverfront population growth will continue in 2012. Currently, over 31,570 people are estimated to live within one mile of the Front.\* Finally, in 2011 the Capitol Riverfront BID conducted its inaugural annual resident survey. Over 66% of survey respondents had household incomes in excess of \$100,000.

*\*Source: DC Economic Partnership, ESRI 2010 Estimates*

The 266-unit Onyx on First apartments



The Foundry Lofts, completed in 2011, offer unique river and park views in the adaptive reuse of a historic industrial building.



Phase II of the Capitol Quarter townhomes continued toward completion in 2011.

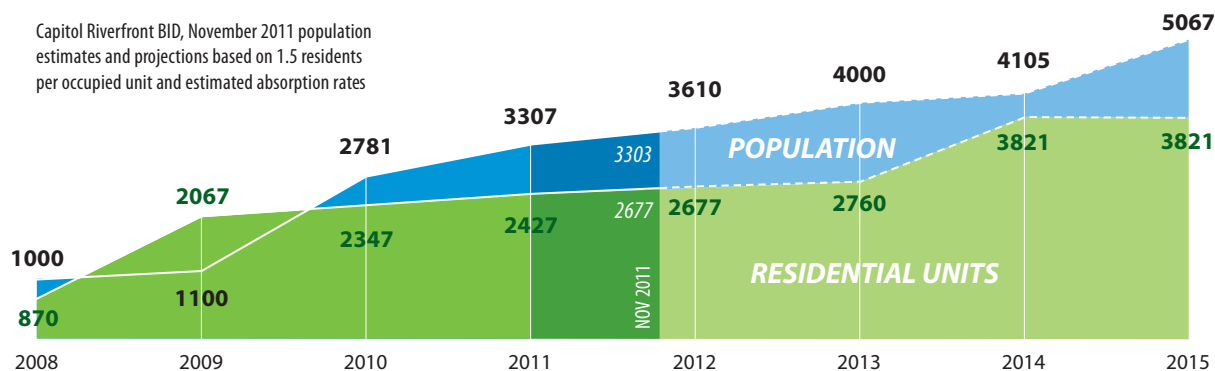


## 2011 RESIDENTIAL DEVELOPMENT HIGHLIGHTS

- Just across the western BID boundary of South Capitol Street, the 276-unit Camden South Capitol Apartments broke ground with completion targeted for the 2Q of 2013
- William C. Smith + Co. announced plans to begin 430 apartments at 880 New Jersey Avenue, SE, with a groundbreaking targeted in 2012
- The completion of the 170-unit Foundry Lofts
- The completion of the first 80 townhouses in Capitol Quarter Phase II
- The start of construction of the 225-unit 1212 4th Street

## RESIDENTIAL UNIT & POPULATION

# GROWTH



**\$2.66** Capitol Riverfront average effective rental rate for new Class A High Rise apartments (PSF)

**\$2.86** Washington, DC average effective rental rate for new Class A High Rise apartments (PSF)\*\*

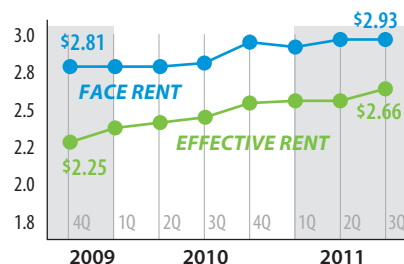
**\$478** Capitol Riverfront average condo price (PSF)

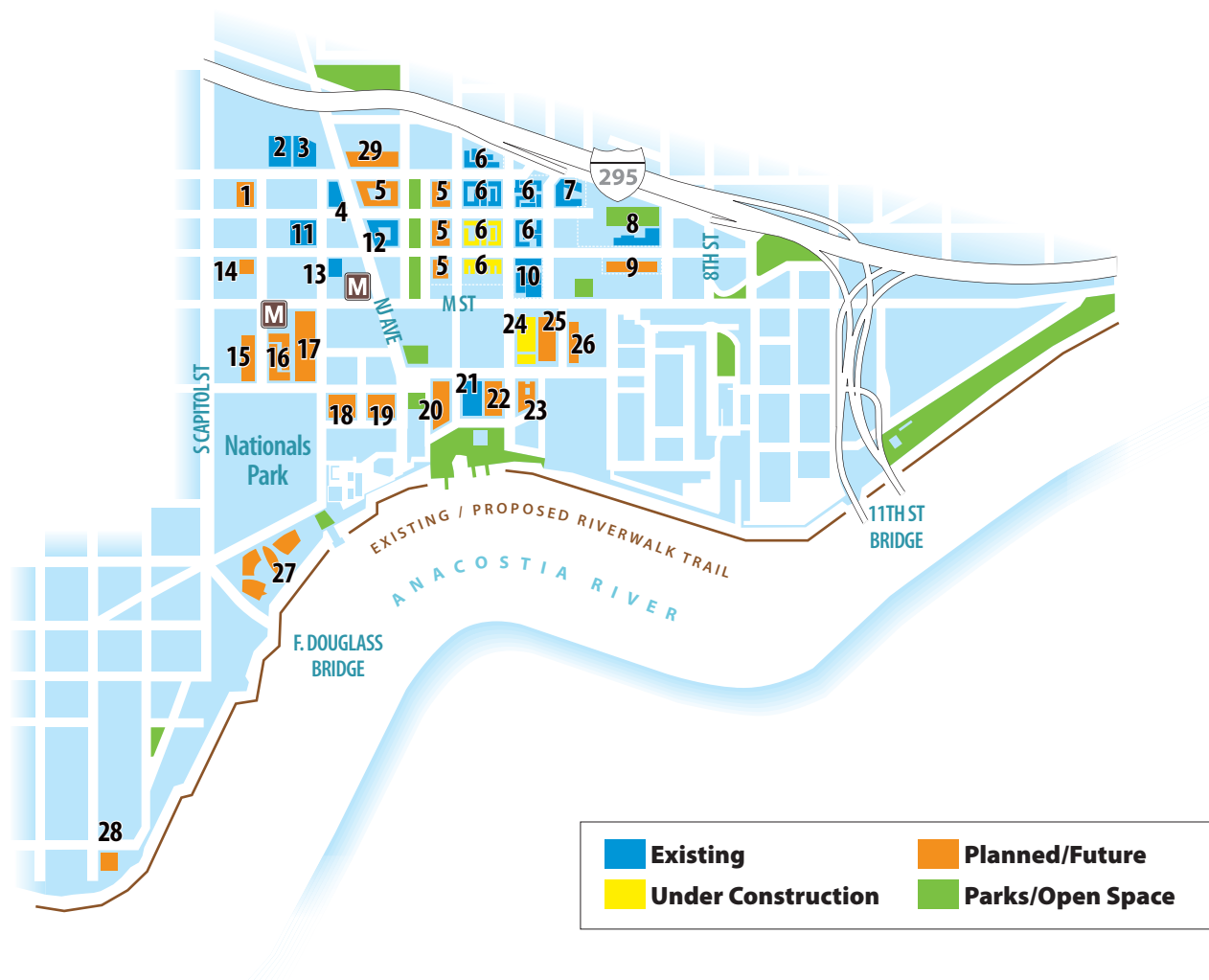
**\$475** Washington, DC average condo price (PSF)\*\*

\*Capitol Riverfront BID, November 2011

\*\*Downtown BID, 2010 State of Downtown Report, Delta Associates

## Capitol Riverfront Historical Face & Effective Rents PSF





1. **23 I STREET** Residential TBD
5. **ACC Multifamily** 935 units
7. **ACC Senior Building** 162 units
8. **Marine BEQ** 166 units
9. **ACC Multifamily** 189 units
10. **400 M Street and Carroll Apartments**  
198 Units

14. **41 L Street** 84 Units
16. **Half Street** 340 Units
17. **Square 701 Residential**
18. **The Yards Phase III**
19. **The Yards Phase III**
20. **The Yards Phase II**
22. **The Yards Phase II**

23. **The Yards Phase II**
25. **The Yards: Factory 202** 250 Units
26. **The Yards: Building 74**
27. **RiverFront on the Anacostia** 575 Units
28. **Marina Place** 99 Units
29. **880 New Jersey Ave** 430 Units



**2/3. JEFFERSON / AXIOM AT CAPITOL YARDS**

JPI, 694 units



**4. 909 AT CAPITOL YARDS**

JPI, 237 units



**6. CAPITOL QUARTER TOWNHOMES**

EYA, 323 units



**11. VELOCITY CONDOMINIUMS**

Cohen Companies, 200 units



**12. CAPITOL HILL TOWER**

Valhal, 344 units



**13. ONYX ON FIRST**

Faison, 266 units



**15. AKRIDGE AT HALF STREET**

Akridge, 280 units



**21. FOUNDRY LOFTS**

Forest City Washington, 170 units



**24. 1212 4TH STREET**

Forest City Washington, 225 units



## STATE OF THE FRONT

# RETAIL, HOSPITALITY, & ENTERTAINMENT

In 2011, there were approximately 75,000 SF of retail leases signed in the Capitol Riverfront, including a 50,000 SF Harris Teeter grocery store. Other signed restaurant leases include Kruba Thai and Sushi, Potbelly, Austin Grill Express, Willie's Brew & Que, be right burger, Huey's 24/7 Diner, Buzz Bakery, a to-be-named brewery by Neighborhood Restaurant Group, and Park Tavern at Canal Park. Additionally, the Courtyard by Marriott, continuing to exhibit above average occupancy levels, traded for \$68 million or approximately \$333,000 per key. The Front hosted an estimated 2.2 million visitors to Washington Nationals baseball games, the Navy Museum, and events at Yards Park.

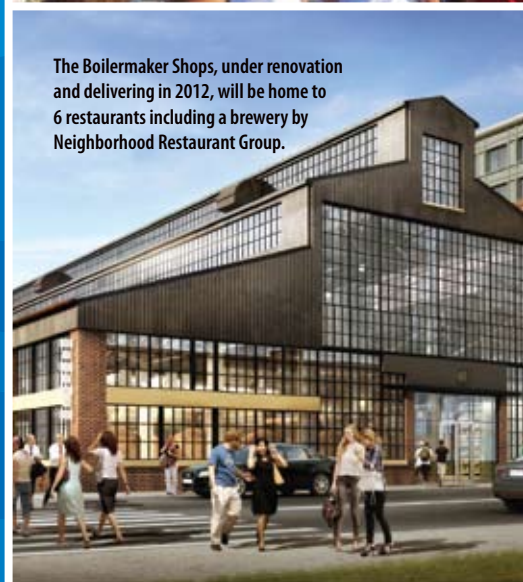
A 50,000 SF Harris Teeter will anchor the development at 1212 4th Street, SE by Forest City Washington, now under construction.



The Capitol Riverfront hosted over 2 million visitors in 2011 to events at Nationals Park, the Yards Park, and the Navy Museum.



The Boilermaker Shops, under renovation and delivering in 2012, will be home to 6 restaurants including a brewery by Neighborhood Restaurant Group.

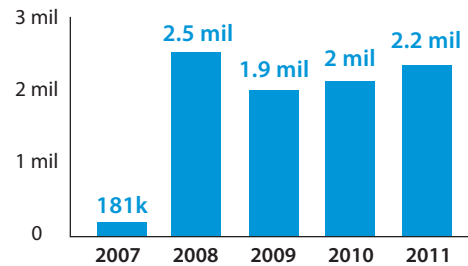


## 2011 RETAIL DEVELOPMENT

# HIGHLIGHTS

- The 204-room Courtyard by Marriott sold for \$68 million
- Harry's Reserve opened in 909 New Jersey Avenue
- Harris Teeter signed a 50,000 SF lease at Forest City's 1212 4th Street in The Yards
- Approximately 25,000 SF of restaurant leases signed at the Foundry Lofts, Boilermaker Shops, and Canal Park
- Hosted an estimated 2.2 million visitors
- Lot 38 Espresso coffee bar opened for business in December 2011

## Total Visitors to the BID

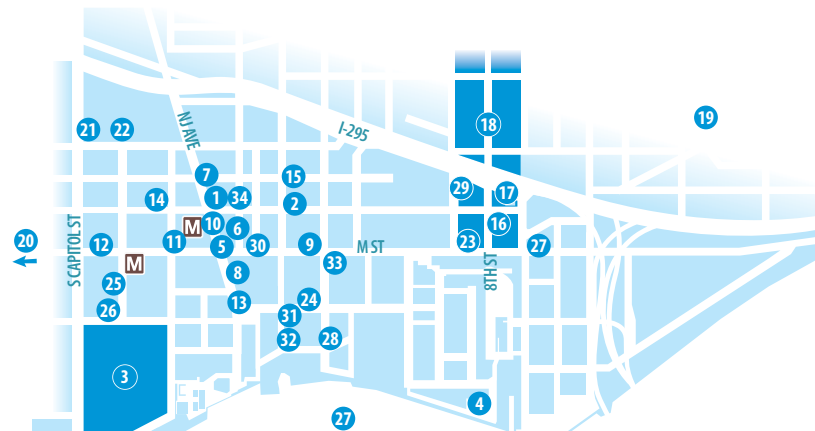


\*Capitol Riverfront BID, November 2011 estimated visitor total based on events at Nationals Park, Navy Museum, and other special events

# EXISTING

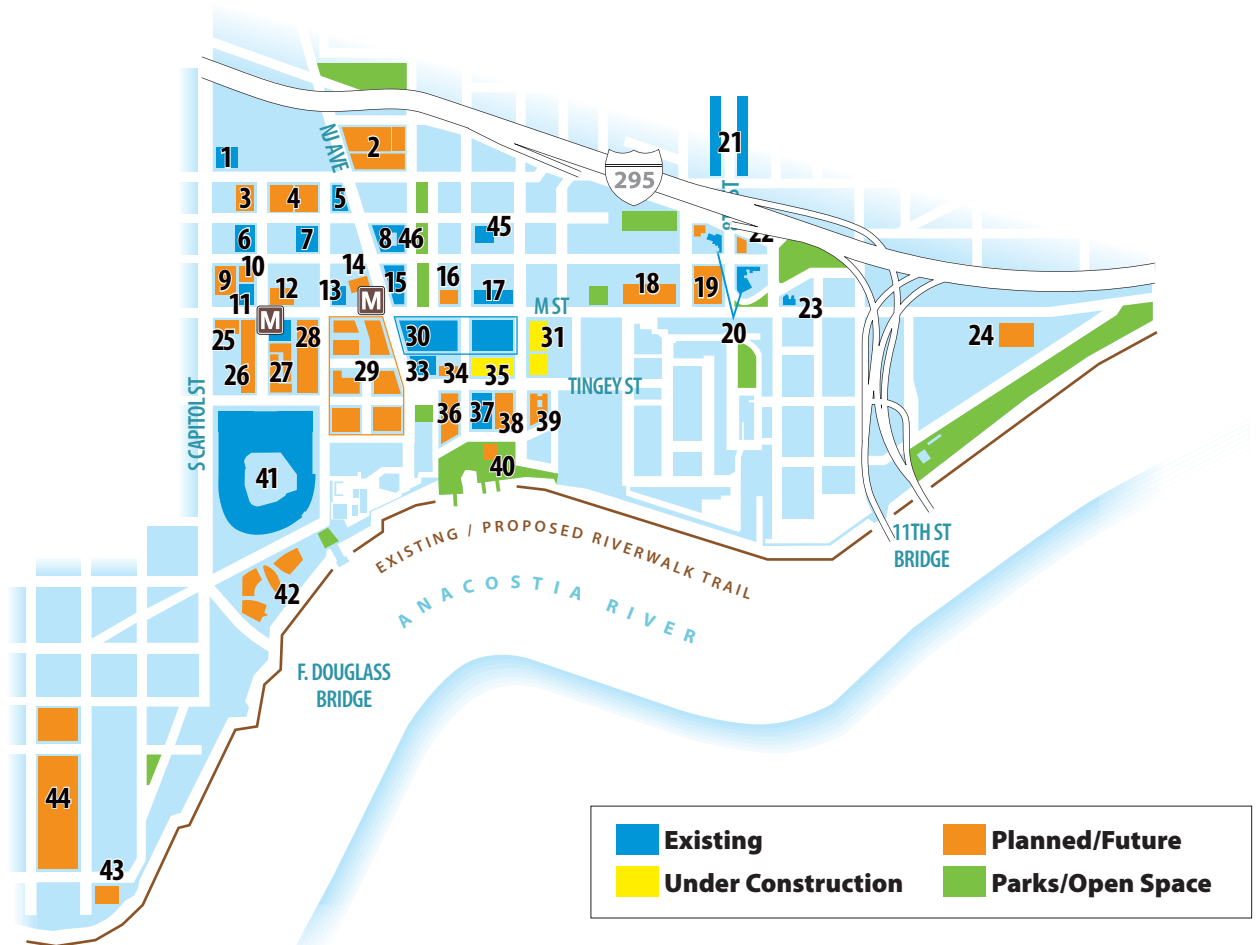
## RETAIL, HOSPITALITY, AND ENTERTAINMENT

1. Courtyard by Marriott
2. Casa degli Angeli B&B
3. Nationals Park
4. Navy Yard Museum & USS Barry ship
5. CVS Pharmacy
6. Subway & Five Guys
7. Congressional Dry Cleaners
8. Starbucks Coffee
9. Sizzling Express
10. Capital One Bank
11. SunTrust Bank
12. Wells Fargo Bank
13. Summer Outdoor Movies
14. Justin's Café
15. Cornercopia Market and Deli
16. Quiznos, Port Café, Chicken Tortilla
17. Dogma Dog Daycare
18. Barracks Row (*Over 30 restaurants including Matchbox, Belga Cafe, Molly Malones, Cava, and more*)



19. Harris Teeter at Jenkins Row
20. Safeway at Waterfront Station
21. McDonalds
22. Splash Car Wash
23. Blue Castle / Car Barn
24. Boilermaker Shops (2012)
25. Half Street District
26. The Bullpen

27. Domino's Pizza
28. Trapeze School of New York
29. Al's Deli, Wrenn's Barber Shop
30. Park Tavern (2012)
31. Potbelly (2012)
32. Kruba Thai & Sushi (2012)
33. Harris Teeter (2013/2014)
34. Lot 38 Espresso Bar



1. McDonalds
2. 800/880 New Jersey Ave
3. 23 I Street
4. Plaza on K
5. Harry's Reserve
6. 1015 Half Street
8. Capitol Hill Tower & Courtyard by Marriott
9. SC 1100
10. 41 L Street
11. Wells Fargo Bank
12. 50 M Street
13. SunTrust Bank

14. 1111 New Jersey Ave
15. CVS, Five Guys, Subway, Capital One Bank
16. 250 M at Canal Park
17. Sizzling Express
18. 600 M Street
20. Quiznos, Port Café, Chicken Tortilla, Al's Deli, Wrenn's Barber Shop
22. The Admiral
23. 900 M Street/Domino's Pizza
24. 1333 M Street
25. 1 M Street
28. Square 701/111 M Street

29. The Yards Phase II
30. Starbucks
33. Tingley Plaza
34. Building 170
36. The Yards Phase II
38. The Yards Phase II
39. The Yards Phase II
41. Nationals Park
42. RiverFront on the Anacostia
43. Marina Place
44. 100 V Street
45. Cornercopia
46. Lot 38 Espresso Bar





**7. JUSTIN'S CAFE**

2,000 SF



**19. CAR BARN**

94,400 SF



**21. BARRACKS ROW**

30 Restaurants & Shops



**26. AKRIDGE AT HALF STREET**

50,000 SF



**27. HALF STREET**

50,000 SF, 196 hotel rooms



**31. 1212 4TH STREET**

110,000 SF (including Harris Teeter)



**35. BOILERMAKER SHOPS**

45,500 SF (includes brewery and 6 restaurants, opening in 2012)



**37. FOUNDRY LOFTS**

10,000 SF (includes Potbelly, Kruba Thai and Sushi)



**40. LUMBERSHED AT THE YARDS**

34,700 SF

## STATE OF THE FRONT

# PARKS, RIVER, & ENVIRONMENTAL SUSTAINABILITY

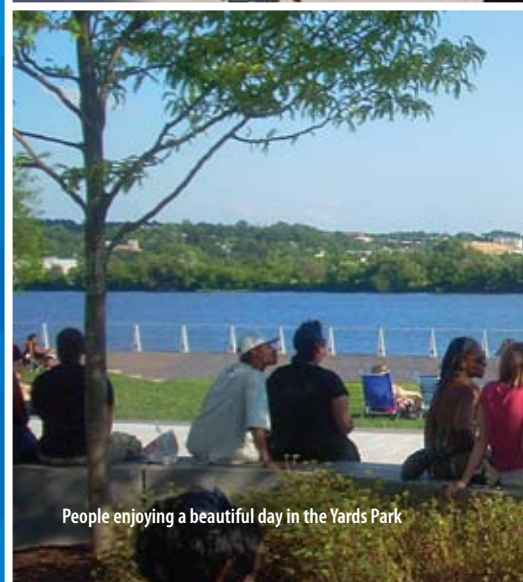
The Front is the only neighborhood in the District of Columbia with three parks opening between 2009 and 2012: Diamond Teague Park with water taxi piers (2009); the 5½-acre riverfront Yards Park (2010); and Canal Park, a three-block park model of environmental sustainability (2012). These three parks not only provide access to the river and regional recreation opportunities, but also serve as the front yard for the Capitol Riverfront neighborhood and are integral to create community and a sense of place in the Front. Additionally, in 2011 a Riverwalk Trail connection was completed between Diamond Teague Park and the Yards Park. With the opening of this connection, the Capitol Riverfront is now home to a continuous one-mile Riverwalk Trail that is publicly accessible between Diamond Teague Park and the 11th Street bridges. The Front is also home to more than 30 existing or planned LEED-certified buildings, the largest green roof in DC on the U.S. DOT building (65,000 SF), a LEED for Neighborhood Development project at The Yards, the first LEED-certified stadium in the country, and the largest LEED for Homes project in the country at Capitol Quarter.



Sculptural bridge at the Yards Park



Canal Park will open in 2012



People enjoying a beautiful day in the Yards Park



## 2011 PARKS DEVELOPMENT

# HIGHLIGHTS

- Construction commencement of the 3-acre Canal Park delivering in summer 2012
- Completion of the Riverwalk Trail connection between Diamond Teague Park and the Yards Park
- The Yards Park received numerous awards in 2011 including:
  - *Award for Engineering Excellence from the American Council of Engineering Companies and the Structural Engineers Association of Metropolitan Washington*
  - *Best New Public Space by the Washington City Paper*
  - *Ranked #16 in the Top 100 Public Spaces in the U.S. by Planetizen and the Project for Public Spaces*
  - *Named one of America's Top 10 best new parks by Atlantic Cities Magazine*



Yards Park fountains, waterfall, and canal basin



Sculptural bridge at the Yards Park



View of terraced steps and boardwalk





## THE FRONT IS HOME TO:

- Three new parks: Diamond Teague Park & Piers, the Yards Park, and Canal Park
- More than 30 existing or planned LEED-certified buildings
- The largest green roof in DC on the U.S. DOT building (65,000 SF)
- The first LEED-certified stadium in the country
- A LEED for Neighborhood Development project at The Yards
- The largest LEED for Homes project in the country at Capitol Quarter
- One mile continuous Riverwalk Trail



**1. CANAL PARK (2012)**



**2. JOY EVANS BEFORE & AFTER  
SCHOOL DAY CARE**



**3. VIRGINIA AVENUE PARK &  
COMMUNITY GARDEN**



**4. BOATHOUSE ROW**



**5. TINGEY PLAZA / TINGEY SQUARE**



**6. DIAMOND TEAGUE PARK  
AND PIERS**



**7. RIVERWALK TRAIL CONNECTION**



**8. THE YARDS PARK**



**9. ANACOSTIA RIVERWALK TRAIL**



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