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Greetings from the Capitol Riverfront BID! Happy New Year and best wishes for a productive, happy, and healthy 2020.

The Capitol Riverfront neighborhood has entered a new era, one in which we refer to our community as an established urban neighborhood rather than a new-growth one. The transformation of Capitol Riverfront from a light industrial "backyard" into DC's fastest-growing neighborhood has been dramatic, but 2019 saw even more growth and progress. This annual report will highlight and examine the key elements that have helped to shape that growth.

Looking Back to Move Forward

While it is important to look towards what the future holds in 2020 and beyond, we also feel it is important to reflect upon the major factors that have shaped Capitol Riverfront over the past 25 years — the big economic development and public investment moves that have created a new community on the river. City building initiatives of this size are not easy, and require great vision, planning, political will, public investment, and partnerships. We have been the beneficiaries of these efforts and a total of over $2.4 billion in public investment.

Big Moves…Big Results

This $2.4 billion in public investment has already catalyzed over $6 billion in new private development projects such as two grocery stores, over 7,000 units of housing, millions of square feet of office space, five hotels, and over 60 restaurants. Capitol Riverfront’s development pipeline remains robust, with 19 residential buildings under construction, and with two more office buildings, one more hotel, and multiple restaurants scheduled to open in 2020. The DC government is capturing new tax revenue from this growth that can fund other citywide initiatives.

Cultivating Community

But this is not about physical development alone, although that is the most apparent sign of success. We also believe our success will be rooted in the creation of a sense of community among our neighbors in a new neighborhood. Building community through events and activities in our parks has been successful to date; now we must advocate for all the civic components of a neighborhood that support community — schools, police and fire services, recreational facilities, medical services, and opportunities to volunteer.

A Big Thank You

We as the BID are grateful to the many partners who have invested time, funding, planning, and political will in Capitol Riverfront. From federal partners to the DC government, sports teams to private developers, and civic partners to nonprofits — this riverfront community is a model of collaboration and public-private partnerships. We are also grateful that our various stakeholders have entrusted part of this journey to the BID as stewards of the entire neighborhood, its world-class parks, vibrant events, and open spaces. Our ongoing work programs that support these efforts would not have been possible without the momentum created by our stakeholders. And for that we give a robust thank you!

Best wishes for the coming year, and congratulations to the Nationals for winning the 2019 World Series!

Michael Stevens, AICP
President
2019 ACCOMPLISHMENTS

Marketing & Branding

- Launched a new monthly Meetup Series.
- 10% growth in earned media for a record total of 500+ media hits.
- 20,000 Average Organic Users per month at capitolriverfront.org.

Capitol Riverfront
Then & Now Exhibit
honored the neighborhood’s history while showcasing its growth.

10% growth in
earned media

Public Realm

- Established a new Capitol Riverfront Parks Foundation.
- Clean team worked diligently during the World Series, logging 1,650 overtime hours keeping the neighborhood looking good.
- Bags of trash collected in 2019: 91,850
- Bags of recycling collected: 6,860

Neighborhood Accomplishments

Population Growth

- Residential Development
  Housing Units Delivered by Year

- Planned and Hosted 3 World Series Weekend Watch Parties and Pep Rallies with a total attendance of over 6,000, in partnership with Events DC.
- Conducted the second annual Mutt Madness social media contest.
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2019 Perception Survey Data

- Central Location
  71% of Residents Commute 30 minutes or less to work
  Source: 2019 Capitol Riverfront Perception Survey

- Residents by Age Group

Planning & Economic Development

- Hosted the Mobility Now Transportation Summit to begin charting the course for the future of mobility and transportation in Capitol Riverfront and Southwest neighborhoods.
- Completed a Subarea Planning process involving six of the neighborhood’s subareas.
- Awarded a $150,000 USDOT/DDOT Transportation Alternatives Program planning grant for protected micromobility lanes on M Street.
- Convened a new Underpass Task Force to begin planning for art and activation at the neighborhood’s eight underpass gateways.

- 65 Free Outdoor Fitness Events
  Including Goat Yoga hosted in Yards Park with Vida Fitness and Department of Parks and Recreation.

- 36,000+ Attendees at BID Signature Programming and Events:
  - Friday Night Concert Series
  - Kids In Canal
  - Outdoor Movie Series
  - Outdoor Fitness
  - Farmers Market
  - Pumpkins in the Park
  - Holiday Tree Lighting Ceremony
  - Annual Meeting Luncheon
The neighborhood’s evolution started in 1995 with the Department of Defense’s decision to move Naval Seabase Operations (NAVSEA) from Crystal City to the Washington Navy Yard, and continues today with the current transportation and infrastructure planning initiatives for M Street and Buzzard Point.

The bedrock planning document arrived in 2003, when the city adopted the Anacostia Waterfront Initiative (AWI) Framework Plan. This brainchild of then-Mayor Anthony Williams and Office of Planning Director Andy Altman called for the city to clean up the river and re-embrace it through new communities, parks, and infrastructure investments.

In the early and mid-2000s, the city also received a Hope VI grant to replace and redevelop the Arthur Capper/Carrollsburg public housing project in support of a new blended-income community. Additionally, the US General Services Administration (GSA) selected the ambitious plan of real estate developer Forest City Washington to redevelop the 43-acre Southeast Federal Center. As part of its commitment to the AWI Framework Plan, the city also selected a site between South Capitol Street and First Street SE for the new Washington Nationals baseball stadium.

Each of these elements served as a strategic building block to bring people — office workers, residents, and visitors — to the neighborhood. With the design and construction of two award-winning parks — Yards Park and Canal Park — in the early 2010s, the neighborhood signaled its arrival as a family-friendly community and regional destination.

As an organization, the Capitol Riverfront BID has sought to continue this tradition of forward-thinking planning. Since its inception in 2007, the BID has been involved in planning initiatives for Buzzard Point and lower 8th Street SE; developed an Urban Design Framework Plan to identify future opportunities; and has done specific planning and coordination exercises for six of its subareas. In 2019, the BID continued to work with public and private partners to shape the future of the neighborhood through the Buzzard Point and Half Street owners’ groups, continued subarea planning initiatives, and transportation and mobility planning.

Research efforts have also formed a foundation for our planning and marketing efforts. The 2012 GreenPrint of Growth documented that since 2000 the Green Line had experienced more housing starts than other lines in the Metro system, validating its popularity among new residents to the city. In 2017 the Riverfront Recaptured fiscal impact analysis of Capitol Riverfront illustrated how initial public investment in Capitol Riverfront has been repaid and how the neighborhood will generate over $8 billion in new tax revenues by 2040.
In 2017, the BID commissioned RCLCO Real Estate Advisors to study the fiscal impact of this substantial local and federal investment and examine its return on investment. The resulting report, Riverfront Recaptured, showed that within 10 years of the BID’s creation, the public sector had entirely recouped its initial direct investment of $1.1 billion in the form of new property, sales, and income tax revenue. By 2040, the $1.1 billion initial investment will result in a 7:1 ROI — far exceeding the annual operating costs for city services and maintenance in the neighborhood.

In 2019, the BID continued to work with stakeholders and the city to identify strategic investments. These included transportation and civic infrastructure that will sustain and enhance the neighborhood’s growth while returning additional revenue to the city’s coffers. As part of these efforts, the BID sought and was awarded a $150,000 grant from the US Department of Transportation and District Department of Transportation for the study of alternative transportation modes along the M Street Corridor. As projects like that reach implementation the city can then deploy the resulting revenue towards other projects and programs throughout the entire District.

While vision and planning were critical to defining the type of neighborhood Capitol Riverfront would become, the $2.4 billion of public investment that followed gave the neighborhood visible momentum. In turn, this has helped unleash approximately $6 billion of private investment over the past 15 years.

Since 2007 the neighborhood has generated $1.18 of new revenue for every $1 of direct public investment. By 2040, that return on investment will be $8 of revenue for every public dollar.
The central tenet of the 2003 AWI Framework Plan was to embrace and reclaim the Anacostia as a regional asset. This vision has become a reality through a combination of regulatory enforcement, steadfast advocacy, innovative partnerships, and public investment.

In 2003, the U.S. Environmental Protection Agency (EPA) sued DC Water and various other entities responsible for the contamination of the river over many decades. The responsible parties have since taken direct action or otherwise contributed to the cleanup of the river through the DC Water Clean Rivers project, soil remediation projects, the DC Bag Tax initiative, and support for river advocacy groups like the Anacostia Watershed Society, Earth Conservation Corps, and the Anacostia Riverkeeper.

In 2019, the Capitol Riverfront BID continued to work with partners including the Anacostia Watershed Society and the Anacostia Riverkeeper to promote the river as a natural asset to engage with, celebrate, and protect. In a regional context, the Anacostia River corridor connects our residents, employees, and visitors to over 1,600 acres of public park lands, further defining the neighborhood’s outdoor ethos and connection to nature.

The Anacostia River is being renewed after being long-neglected and subject to over a century of heavy pollution from litter, industrial and agricultural uses, and waste from an outdated combined-sewer overflow system. Today, it is the defining catalyst for the development of a vibrant new Capitol Riverfront neighborhood.

ANACOSTIA RIVER CORRIDOR features 2 state conservation areas and connects to the National Arboretum and Kenilworth Aquatic Gardens.

DC CLEAN RIVERS PROJECT has reduced combined sewer overflow discharge to the Anacostia River by 98%.

CONNECTED TO 16-MILE RIVERWALK TRAIL SYSTEM.

The Anacostia River Swimmable and Fishable by 2025.

9,000 FRESHWATER MUSSELS reintroduced to the Anacostia River by partner organizations. “Each mussel can filter between 10-20 gallons of water a day!” @anacostiaws

8 ACTIVE MARINAS AND BOATHOUSES IN CAPITOL RIVERFRONT.

Connects to 1,600 ACRES of protected open space.

Sources: Riverfront Recaptured, Capitol Riverfront BID and RCLCO 2017

Friday Night Fishing at Diamond Teague Park and Piers (Anacostia Riverkeeper)

Kayakers and paddleboarders on the river (Capital SUP)
In 2009, the city took a major first step towards reclaiming the riverfront as a public space when it unveiled Diamond Teague Park and Piers at 1st Street and Potomac Avenue SE on the Anacostia River.

The $35 million Yards Park, which opened in 2010, created a new regional destination for families. The park’s Canal Basin has become a summer splash park, while its terrace steps and boardwalk serve as an event space for the BID’s Friday Night Concerts and numerous celebrations, festivals, and art shows.

Canal Park, a $20 million testament to the power of great sustainable landscape architecture, delivered in 2012 and quickly developed into the “front yard” of a rapidly emerging, high-density neighborhood north of M Street.

Virginia Avenue Park and the green space that lines Virginia Avenue between 2nd Street and 9th Street SE were redesigned as part of the CSX Virginia Avenue Tunnel project. Both parks have created new neighborhood amenities on the neighborhood’s northern border.

The neighborhood will also welcome two new parks in the coming years. In early 2022, a new Memorial Ellipse will deliver at the foot of the new Frederick Douglass Bridge, while Buzzard Point Park is being planned on National Park Service land two blocks southeast of Audi Field.

Capitol Riverfront’s 10+ acres of public parks and 1.5-mile Riverwalk Trail have been key factors in celebrating the Anacostia River, and in branding the neighborhood as a family-friendly place to visit and to live.
THE GREEN LINE AND MOBILITY
Connecting Communities and Powering Economic Growth

The Metro rail system was a critical and strategic transportation investment that has connected our region by rail and stimulated new development in areas throughout the city and Greater Washington area. Capitol Riverfront has greatly benefited from the Metro’s Green Line and its Navy Yard-Ballpark Metro station.

The Green Line was the last Metro line to open, with the Navy Yard-Ballpark station opening in 1991. Since that time, the Green Line corridor has become a destination for much of the District’s new housing development. The line offers a one-seat ride from multiple neighborhoods to employment centers in Downtown, Southwest Waterfront, and Capitol Riverfront.

In 2012, the Capitol Riverfront BID released GreenPrint of Growth — a study by RCLCO Real Estate Advisors that documented the amount of housing that had been built along the Green Line since 2000. The study showed that the Green Line corridor had outpaced all others in the Metro system in terms of total residential units added.

How Residents Regularly Get Around

69% WALK
33% METRO
17% RIDESSHARE
17% DRIVE
9% OWN BIKE
5% SCOOTER

The Green Line and its connectivity allowed Capitol Riverfront to be zoned for high-density development. The resulting development has transformed this former light industrial backyard of the city into a dense urban neighborhood and a model of transit-oriented development (TOD). The Green Line was also a factor in the decision that led to Nationals Park being located one block from the Half Street entrance to the Navy Yard-Ballpark station.

In 2019, the BID partnered with the Southwest BID for the Mobility Now Transportation Summit, which kicked off a process to study other surface mobility solutions made possible by the Green Line. These include additional bike and scooter lanes as well as improved sidewalk connectivity to neighborhood destinations. Additionally, M Street has the potential to play a larger role in transit connectivity with dedicated bus lanes for bus rapid transit. The BID also continues to implement wayfinding kiosks throughout the neighborhood and plans to expand its wayfinding initiatives in 2020.

76% of residents work in DC proper, 16% in VA, 8% in MD.
71% of residents have < 30 min commute.
40% of workers in the neighborhood have < 30 min commute.
32% of residents don’t own a car.
12,000 people exit the Navy Yard - Ballpark Metro Station every weekday.
Metro entrance at New Jersey Ave and M St SE

Source: 2019 Capitol Riverfront Perception Survey; Washington Metropolitan Area Transit Authority
Community Building
Enhancing Civic Infrastructure to Create Community, Connection and Identity

New communities like Capitol Riverfront are initially formed by the physical building blocks essential to every neighborhood — streets, curbs and gutters, streetlights, parks and open spaces, water and sewer improvements, zoning and land use, and transportation connectivity. This provides a physical framework for developing other foundational aspects of neighborhoods — ones largely driven by the private sector, like new housing, offices, retail, groceries, hotels, and other land uses. Such has been the case in Capitol Riverfront.

But neighborhoods are also shaped by a sense of community, identity and place that evolves over time. They are strengthened by civic infrastructure such as schools, parks, libraries, police and fire stations, and medical services. Programming and activities also serve as an impetus for neighbors to meet, converse, recreate, and share communal experiences.

Capitol Riverfront’s sense of community is still evolving, but has been assisted by several important civic infrastructure additions:

- **Van Ness Elementary School** reopened in 2015 following a $14 million renovation and expansion. The school serves children pre-K through grade 5 and has been an incentive for families to choose the neighborhood.

- **Yards Park** opened in late 2010 and has become the communal heart of Capitol Riverfront through programming and activation by the BID. The park has become a regional waterfront destination, and its water features have become the new “splash parks” for Ward 6.

- **Canal Park** opened in 2012 as our neighborhood-centric park that provides open space relief for the highest-density residential areas of Capitol Riverfront. This neighborhood “front yard” also offers water features, seasonal ice skating, outdoor movies, exercise classes, and a restaurant.

- **The Capper Community Center** was built and initially operated by the DC Housing Authority. It is now operated by the DC Department of Parks and Recreation and provides recreational and educational opportunities to the surrounding community.

- **The Capitol Turnaround** was unveiled in 2019 as a new community asset, owned by the National Community Church. The building boasts a 982 seat, state-of-the-art auditorium, among its many meeting spaces.

In 2019, the Capitol Riverfront BID and our stakeholders continued collaborating to bring additional community services to the neighborhood. These include daycare facilities, medical clinics, and other neighborhood-supported retail. We are also evaluating the need for other city services such as a library, police or fire stations, and postal service. The BID is constantly introducing new activities and programming, including a new monthly Meet-Up series, to encourage residents to engage with their neighbors and visitors in the place they call home.
Development Map

Existing in 2007, When Capitol Riverfront BID is Formed

Residential
- Clapper Seniors
- Capitol Co-op
- Carroll Apartments
- 400 M Street

Office
- 20 M
- 80 M
- Federal Gateway
- 300 M
- Maritime Plaza (I and II)
- US Department of Transportation HQ

Hospitality
- Courtyard by Marriott

Other Commercial, Arts or Entertainment
- Splash Carwash
- U-Haul
- Public Storage
- Lower Barracks Row retail shops

Government, Institutional, and Other
- Architect of the Capitol Coal Storage
- Marine Barracks Washington Annex
- DC Water Pumping Station
- US Navy Yard
- Historic Pepco Substation

New or Substantial Redevelopment 2007-2019

Residential
- Novel South Capitol
- 70 Capitol Yards
- 100 Capitol Yards
- Velocity Condominium
- One82
- The Collective
- Capitol Quarter Townhouses
- One Hill South (Phases I and II)
- DC Crossing
- 909 Capitol Yards
- 1000 South Capitol
- Parc Riverside
- Meridian on First
- 37 L Street
- Onyx
- Insignia on M
- Harlow
- The Bixby
- Avidian
- 1221 Van
- West Half
- The Kelvin/Nvy
- FIRST

Office
- One M
- 250 M at Canal
- 200 I Street
- 55 M
- 99 M
- Chemonics Headquarters
- DC Water Headquarters

Hospitality
- Homewood Suites
- Residence Inn
- Hampton Inn & Suites
- Thompson Hotel
- CSX East Hotel

Other Commercial, Arts or Entertainment
- Nationals Park
- Audi Field
- Boilermaker Building
- The Lumber Shed
- District Winery
- The Brig

Government, Institutional, and Civic
- Van Ness Elementary School
- Capitol Quarter Community Center
- Capital Turnaround
- New Pepco Substation

2007 - 2019

Buildings as of 2007 (BID Formation)

Additional Buildings as of 2019

Substantial Renovation Between 2007 and 2019

Future Development Parcels

Parks
BOARD OF DIRECTORS

Three-Year Term (Expires 12/2021)
Carlos Bonner - Jair Lynch
Mark Brody - MGA
Vicki Davis - Urban Atlantic
Matt Johnson - National Community Church
Vicki Johnston - Capital City Real Estate LLC
Shawn Kyle - Lerner
Toby Millman - Brookfield

One-Year Term (Expires 12/2019)
John Begert - MRP Realty
Jonathan Carr - Grosvenor
Brad Fennell - WC Smith
Adam Gooch - Akridge
Russell Hines - Monument Realty
Marc Johnson - Skanska
Jay Kelly - JBG Smith

Two-Year Term (Expires 12/2020)
John Clark III - Steuart Investments
Mark Cuevas - Velocity Condominiums
Stephen Flippin - CSX Railroad
Daryl Jackson - Capitol Hill Tower Co-op
Christopher Macary - PM Hotel Group
Henry Ross - Tishman Speyer
Pamela Wessling - Western Development

At-Large Stakeholders
Jim Foster - Anacostia Watershed Society
Janell Hering - Washington Navy Yard
Gregory McCarthy - Washington Nationals Baseball Club
Vincent Morris - DC Water
Trey Sherard - Anacostia Riverkeeper
Martin Smith - Barracks Row Main Street

BID Financials

FINANCIAL HIGHLIGHTS FOR THE YEAR (UNAUDITED)
Ended September 30, 2019

Financial Position
Cash and Cash Equivalents $1,610,782
Other Assets 462,407
Total Assets $2,073,189
Liabilities $1,285,265
Net Assets 787,924
Total Liabilities and Net Assets $2,073,189

STATEMENT OF ACTIVITIES

Revenues
BID Tax $2,202,341 50.7%
Yards Park (Includes City Grant) 1,318,750 30.4%
Canal Park (Includes City Grant) 775,760 17.9%
Other 45,140 1.0%
Total Revenues $4,341,991 100%

Expenses
Public Realm/Clean Team $1,043,093 24.7%
Economic Development/Transportation 554,171 13.1%
Marketing/Community Building 446,482 10.6%
Yards Park 1,246,784 29.6%
Canal Park 773,602 18.3%
Administration 157,520 3.7%
Total Expenses $4,221,662 100%

Change in Net Assets $120,329
The Capitol Riverfront BID provides place management services that assist in creating a neighborhood that is clean, safe, accessible, unique, friendly, and vibrant.

The BID actively collaborates and forms partnerships to achieve the vision for the Capitol Riverfront neighborhood, and supports the development of the Capitol Riverfront neighborhood as a new downtown on the banks of the Anacostia River in Washington DC. In support of this mission, the BID provides the following services:
Visit capitolriverfront.org/about/resource-library for more detailed information about the organization and the neighborhood, including:

Riverfront Recaptured (2017)
This critical fiscal impact analysis highlights how the Capitol Riverfront has emerged as a major economic contributor to the District over the previous decade. Already, the District will break even on its public investments into the Capitol Riverfront this year, just 10 years after the inception of the Capitol Riverfront BID.

Capitol Riverfront Video
Released in 2015 and updated every other year, the Capitol Riverfront BID’s marketing video showcases the vibrancy of the neighborhood. Winner of the International Downtown Association’s Merit Award and the International Economic Development’s Excellence Award.

OfficeFRONT Office Leasing Opportunities
This 4-page brochure provides information about all available office leasing sites in the neighborhood.

StoreFRONT Retail Leasing Opportunities
This 4-page brochure provides information about all available retail leasing sites in the neighborhood.

Capitol Riverfront Development Map
This 1-page map identifies project name, owner, use, and status for all existing, under construction, and pipeline development projects in the Capitol Riverfront.

Transportation Guide
This 4-page brochure provides information on travel options to and within the Capitol Riverfront.

Key milestones in the growth of the Capitol Riverfront.

Capitol Riverfront Perception Survey Results
The BID’s annual perception survey provides the most current demographic and socio-economic data for the neighborhood’s residents and employees and documents resident and employee retail preferences and other neighborhood perceptions.

GreenPrint of Growth 2.0 (2017)
In this report, RCLCO reexamined the growth that has occurred within a quarter-mile of the Green Line stations from Petworth to Navy Yard-Ballpark since the original report.