The Capitol Riverfront
2017 ANNUAL MEETING & STATE OF THE CAPITOL RIVERFRONT
Thursday, January 18, 2018
Nationals Park
A Decade of Progress. A Future of Growth.

CAPITOL RIVERFRONT BID

1960s  AWI Vision  2006
“What If” works...

What if...we say the Anacostia has value?
...we clean up the river?
...we connect people to the water?
...we create new parks & communities?
...we build a new neighborhood?
"Visualization Is Daydreaming With A Purpose."

Research-Document-Promote

Green Line Study
Retail Brochure
Accessibility Analysis
Amazon HQ2

Always ask…

“What Is The Art Of The Possible?”
“A Plan Is Not Great Unless It Is Put Into Action.”

“Ideas Are Easy. Implementation Is Hard.”

Public Funding  |  Public Parks  |  Connections  |  Clean the River  |  Private Projects
“Follow Effective Action With Quiet Reflection. From The Quiet Reflection Will Come Even More Effective Action.”
"Our Success Has Really Been Based On Partnerships From The Beginning."

Public/Private partnerships have been the foundation of Capitol Riverfront’s ongoing development:

<table>
<thead>
<tr>
<th>BID Board of Directors</th>
<th>Office &amp; retail brokers</th>
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</thead>
<tbody>
<tr>
<td>Property owners &amp; developers</td>
<td>Neighborhood nonprofits</td>
</tr>
<tr>
<td>Small business owners</td>
<td>Washington Nationals</td>
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<td>Executive Office of the Mayor</td>
<td>Van Ness Elementary School</td>
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<td>DC Government Agencies</td>
<td>Barracks Row Main Street</td>
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<tr>
<td>Councilmember Charles Allen</td>
<td>Residents</td>
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<tr>
<td>Congresswoman Norton</td>
<td>DC Water</td>
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<td>DC Housing Authority</td>
<td>Washington Navy Yard</td>
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<td>DCBIA</td>
<td>Washington DC Economic Partnership</td>
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<td>THREE-YEAR TERM</td>
<td>TWO-YEAR TERM</td>
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<td>MRP Realty</td>
<td>Courtyard Marriot</td>
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<td>Jonathan Carr</td>
<td>Mark Brody</td>
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<td>Grosvenor</td>
<td>The EZRA Company</td>
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<td>Brad Fennell</td>
<td>Andrew Dance Related</td>
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<tr>
<td>WC Smith</td>
<td>Sarah Forde</td>
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<td>Amy Phillips</td>
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<td>David Howell</td>
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<td>Dave Platter</td>
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<td>The JBG Companies</td>
<td>Kevin Roberts</td>
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<tr>
<td>Eric Siegel</td>
<td>Jair Lynch</td>
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<tr>
<td>Cohen Companies</td>
<td>Jerry Zayets</td>
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<tr>
<td>Dodd Walker</td>
<td>Capital City Real Estate LLC</td>
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<td>Akridge</td>
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</table>
COMING ATTRACTIONS

The Year of the Anacostia

Opening of Audi Field

Clean Rivers Project

MLB All Star Game

Before/After Photo Exhibit

S. Capitol Street Bridge
COMING ATTRACTIONS

• 2018: The Year of the Anacostia
• Year long celebration of the creation of Anacostia Park & the river
• Proclamation by DC Council
• Mayor Bowser designates $4.7 million for nature reserves at Kingman & Heritage Islands
• Also designated state conservation areas (50 acres)
Opening of the “DC Clean Rivers” Project

• March/April of 2018
• Reduces 95%+ of combined CSW effluent
• Anacostia River water quality improved dramatically
• Culmination of a 4-year, 2$B project
• Audi Field opens July 14th
• New home in Buzzard Point of DC United soccer team
• 20,000 seat stadium $300M+ partnership
• Catalyst for new BP development that could include up 6,000 units of new housing
COMING ATTRACTIONS

• MLB All Star Game Week at Nationals Park (July 13-17, 2018)
• ASG occurs on Tuesday, July 17th
• BID working with Nationals, MLB, DC agencies to plan activities for week in neighborhood
• Week includes home run derby, future all stars game & “Play Ball Park”
• Capitol Riverfront before/after photo exhibit
• Partnering with Jacqueline Dupree of JDLand.com for photos
• Will illustrate approximately 20-25 redevelopment sites in neighborhood with photos & narrative
• Display in place for months, can be reused for other photo exhibits
COMING ATTRACTIONS

NEW S. CAPITOL STREET BRIDGE

- Bridge to start construction in late 2018/early 2019
- Design/Build team selected
- Completion date of 2022
- BID to participate on community advisory & review committee
REMARKS

The Honorable Muriel Bowser
Mayor of the District of Columbia

Executive Office of the Mayor
Councilmember Charles Allen
Ward 6
2017 CLEAN TEAM AWARDS
Hall of Fame
Employee of the Year
BID CLEAN TEAM

12 Full-time Clean Team Members with additional seasonal support

4 Years - Clean Team members average tenure

57,000 Bags of trash collected

2,964 Hours of overtime

Men in Blue
HALL OF FAME

Andre Tobe, William Wardlaw, and Geoffrey Malcom

29 Years of Combined Service
Diarra Walton

In his 3 years with the BID, Diarra has been a previous award winner and is the ‘go to’ person on special projects. He is a quiet leader who sets a great example with his work ethic.
2017 FOUNDATION AWARDS
Public Sector Partner
Private Sector Partner
Community Partner
PUBLIC SECTOR

DC Water
PRIVATE SECTOR

JBG Smith

Federal DOT Office Building
1221 Van Apt. Building
Half Street Apt. Building
COMMUNITY PARTNER

Jacqueline Dupree: JDLand.com
STATE OF THE CAPITOL RIVERFRONT
2017 Residential Highlights

**F1RST**, Grosvenor/McCaffery, 325 Rental Units

**One Hill South**, Ruben/Related, 383 Rental Units

**Insignia on M**, Donohoe/Met Life, 334 Rental Units

**1221 Van**, JBG Smith Properties, 291 Rental Units

**Agora**, WC Smith, 334 Rental Units
## Residential Development

### Existing
6,236 Units  
27 Projects

### Under Construction
3,381 Units  
15 Projects

### 2018 Groundbreaking
1,975 Units  
6 Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Developer</th>
<th>Unit Type</th>
<th>Units</th>
<th>Completion</th>
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<tbody>
<tr>
<td><strong>Existing</strong></td>
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<tr>
<td>F1RST, Grosvenor/McCaffery</td>
<td></td>
<td>Rental</td>
<td>325</td>
<td></td>
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<tr>
<td>Capitol Hill Tower Co-Op</td>
<td></td>
<td>Co-op</td>
<td>344</td>
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<tr>
<td><strong>Under Construction</strong></td>
<td></td>
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<tr>
<td>1250, Jair Lynch</td>
<td>439 Rental Units</td>
<td></td>
<td>2Q 2019</td>
<td></td>
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<tr>
<td>The Emblem</td>
<td>Bozzuto</td>
<td>Condo</td>
<td>20</td>
<td>2Q 2018</td>
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<tr>
<td><strong>2018 Groundbreaking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>River Point</td>
<td>River Point Partners</td>
<td>Rental</td>
<td>485</td>
<td>2Q 2019</td>
</tr>
<tr>
<td>1900 Half</td>
<td>Douglas Development</td>
<td>Rental</td>
<td>415</td>
<td>4Q 2019</td>
</tr>
</tbody>
</table>
Population Boom

- Condo Units
- Rental Units
- Population

- 2016: Condo Units 3,799, Rental Units 780, Population 7,800
- 2017: Condo Units 5,456, Rental Units 780, Population 8,100
- 2018: Condo Units 5,665, Rental Units 937, Population 8,600
- 2019: Condo Units 1,454, Rental Units 8,850, Population 13,400
Office Highlights

80 M

Federal Gateway

1015 Half Street
Office Highlights

99 M
Skanska USA
220,000 SF
Delivery 1Q 18

One M
Monument
111,700 SF
Delivery 3Q 18

DC Water HQ
DC Water
151,000 SF
Delivery 2Q 18
Hospitality Highlights

Marriott Residence Inn
Stonebridge Companies
170 Keys
Hospitality Growth

2006: 204
2015: 372
2016: 567
2017: 737
New Retail in 2017

18 New Retailers

CHIPOTLE
CAVA
RASA
[solidcore]
Willow
SHAKE SHACK
CONTE’S BIKE SHOP
1957
DISTRICT WINERY
COSMOPOLITAN
Nail Lounge
ROSE PHYSICAL THERAPY GROUP
orangetheory
Existing Retail

Total Retailers: 82
Food & Beverage: 48
Other Retail: 34

DC Amplified. Life Simplified.
New Retail in 2018

14 New Retailers

- Declaration
- Shilling
- Circa
- Dacha
- Chloe
- Open Road
- 188
- Eighteen Eight
- Barre3
- Peet's Coffee
- Oath Pizza
New Retail in 2018
Capitol Riverfront BID Annual Meeting
January 18, 2018
Erin Talkington, Principal
10 YEAR ANNIVERSARY PANEL

• **Anthony Williams** – former Mayor of DC
• **Chris Smith** – CEO of WC Smith
• **Deborah Ratner Salzberg** – President of Forest City Washington
• **Adam Gooch** – VP of Development for Akridge
• **Jacqueline Dupree** – creator of JDLand.com
Amazon HQ2 Proposal
The Capitol Riverfront