The Capitol Riverfront
2017 ANNUAL MEETING & STATE OF THE CAPITOL RIVERFRONT
Thursday, January 18, 2018
Nationals Park
A Decade of Progress: 10 Years of Making an Impact

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

“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
$2.3B Public Investment

- DC United Stadium: $150M
- Nationals Park: $680M
- Douglass Bridge: $900M
- US DOT: $70M
- ACC HOPE VI: $85M
- SE Federal Center: $98M
- 11th Street Bridges: $300M
"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 instrumental in Capitol Riverfront’s ongoing development:

- BID Board of Directors
- Property owners & developers
- Small business owners
- Executive Office of the Mayor
- DC Government Agencies
- Councilmember Charles Allen
- Congresswoman Norton
- DC Housing Authority
- DCBIA
- Office & retail brokers
- Neighborhood nonprofits
- Washington Nationals
- Van Ness Elementary School
- Barracks Row Main Street
- Residents
- DC Water
- Washington Navy Yard
- Washington DC Economic Partnership
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<th>THREE-YEAR TERM (Expires 12/2019)</th>
<th>TWO-YEAR TERM (Expires 12/2018)</th>
<th>ONE-YEAR TERM (Expires 12/2017)</th>
<th>AT-LARGE STAKEHOLDERS</th>
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<tr>
<td>John Begert MRP Realty</td>
<td>Imtiaz Ahmed Courtyard Marriot</td>
<td>Jeffrey Chod Tishman Speyer</td>
<td>Vicki Davis</td>
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<td>Jonathan Carr Grosvenor</td>
<td>Mark Brody The EZRA Company</td>
<td>John Clark III Steuart Investments</td>
<td>Urban Atlantic</td>
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<td>Brad Fennell WC Smith</td>
<td>Andrew Dance Related</td>
<td>Mark Cuevas Velocity Condominiums</td>
<td>Janell Herring</td>
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<td>Amy Phillips Monument Realty</td>
<td>Sarah Forde Forest City Washington</td>
<td>Stephen Flippin CSX Railroad</td>
<td>Washington Navy Yard</td>
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<tr>
<td>Dave Platter The JBG Companies</td>
<td>David Howell Lerner Enterprises</td>
<td>Brandon Flury Buccini + Pollin Group</td>
<td>Gregory McCarthy</td>
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<td>Eric Siegel Cohen Companies</td>
<td>Kevin Roberts Jair Lynch</td>
<td>Daryl Jackson Capitol Hill Tower Co-op</td>
<td>Washington Nationals Baseball Club</td>
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<td>Dodd Walker Akridge</td>
<td>Jerry Zayets Capital City Real Estate LLC</td>
<td>Pamela Wessling Western Development</td>
<td>Gregory ODell Events DC</td>
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<td>Brenda Richardson Earth Conservation Corps</td>
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<td>Martin Smith Barracks Row Main Street</td>
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BID STAFF

Michael Stevens  Renan Snowden  Dan Melman  Otis Williams

Michael Ryan  Bonnie Wright  Robbin Lee
COMING ATTRACTIONS

The Year of the Anacostia

Opening of Audi Field

Before/After Photo Exhibit

Clean Rivers Project

All Star Game

New S. Capitol Street Bridge
• 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
COMING ATTRACTIONS

- 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
The Honorable Muriel Bowser
Mayor of the District of Columbia
Councilmember Charles Allen
Ward 6
2017 FOUNDATION AWARDS
Public Sector Partner
Private Sector Partner
Community Partner
PRIVATE SECTOR

JBG Smith

Federal DOT Office Building

1221 Van Apt. Building

Half Street Apt. Building
COMMUNITY PARTNER

Jacqueline Dupree: JDLand.com
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
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.
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

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<tr>
<th>Existing</th>
<th>Under Construction</th>
<th>2018 Groundbreaking</th>
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<td>6,236 Units</td>
<td>3,032 Units</td>
<td>2,076 Units</td>
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<tr>
<td>27 Projects</td>
<td>14 Projects</td>
<td>7 Projects</td>
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</table>

- **F1RST**, Grosvenor/McCaffery, 325 Rental Units
- **Capitol Hill Tower Co-Op**, 344 Co-op Units
- **1250**, Jair Lynch, 439 Rental Units, 2Q 2019
- **The Emblem**, Bozzuto, 20 Condo Units, 2Q 2018
- **River Point**, River Point Partners, 485 Rental Units, 2Q 2019
- **1900 Half**, Douglas Development, 415 Rental Units, 4Q 2019
Population Boom

- **Condo Units**
  - 2016: 3,799
  - 2017: 5,456
  - 2018: 5,665
  - 2019: 8,850

- **Rental Units**
  - 2016: 780
  - 2017: 1,454
  - 2018: 8,850
  - 2019: 13,400

- **Population**
  - 2016: 4,580
  - 2017: 8,100
  - 2018: 8,600
  - 2019: 14,540
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

Credit Union National Association
NAB
PYXERA Global
dc water is life®
Hospitality Highlights

Marriott Residence Inn
Stonebridge Companies
170 Keys
Hospitality Growth

- 2006: 204
- 2015: 372
- 2016: 567
- 2017: 737
18 New Retailers

Chipotle
CAVA
Willow
Shake Shack
1957
Conte's Bike Shop
District Winery
Cosmopolitan Nail Lounge
Rasa Indian Grill
[solidcore]
Orange Theory Fitness
Rose Physical Therapy Group
New Retail in 2018

14 New Retailers

- Declaration
- Shilling Canning Company
- Circa
- Dacha
- Chloe by Haidar Karoum
- Open Road
- Eighteen Eight Fine Men’s Salons
- Barre³
- Peet’s Coffee
- Oath Pizza
New Retail in 2018
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
The Capitol Riverfront