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Greetings from the Capitol Riverfront BID:

Happy New Year and best wishes for a successful 2019! On behalf of our BID Board of Directors and staff we bring you greetings from Capitol Riverfront, the District’s fastest growing neighborhood.

2018 was designated as the Year of the Anacostia, so it is only fitting that we celebrate one of the foundations of the Capitol Riverfront neighborhood’s growth – access to the Anacostia River and its recreational opportunities.

The functionality of the Anacostia River has changed over time from a natural habitat and source of food to Native Americans; to a manufacturing and shipping corridor; to an industrial sewer; and now to a vibrant recreational corridor and open space system. Many partners have been involved in the river’s ongoing clean-up and restoration, and those efforts are bringing incredible change to the Anacostia.

We at the Capitol Riverfront BID often refer to the Anacostia River and its 1,800 acres of public park lands as our version of Rock Creek Park on this side of the city. The public is beginning to understand this concept and what the river corridor means as a recreational opportunity and environmental habitat. More and more people are using the riverwalk trail system to visit Anacostia Park, Yards Park, the Kenilworth Aquatic Gardens, Kingman and Heritage Islands, and the National Arboretum. There is more interaction with the river through kayaking, canoeing, stand-up paddle boarding, sailing, boating, and cycling the trail.

Public investment in the DC Clean Rivers Project, new bridge systems, the Anacostia Riverwalk Trail system and new parks have helped rebrand the river and provide all important public access to the Anacostia while improving its water quality. Numerous nonprofit groups have worked on habitat restoration, shoreline clean-ups, boat tours, and creek restoration. We thank these public and nonprofit partners for their past and continuing efforts.

What have these efforts and the Anacostia River itself meant to the Capitol Riverfront neighborhood? We are first and foremost a riverfront community, one that enjoys easy access to the Anacostia and its parks. Water is magic, and our residents, employees, and businesses enjoy the Anacostia as a daily backdrop to their activities. Our riverfront location has leveraged over $3 billion dollars in private investment in new housing, office, retail, and hotel development while also attracting new sports stadiums and world-class public parks. The Anacostia is one reason Capitol Riverfront is DC’s fastest growing neighborhood, rapidly approaching 65% build-out on our way to 37.5 million square feet of new development.

What started as an industrial backyard has become a desirable riverfront destination for urban living, working, and leisure. The Anacostia River and the neighborhood’s parks remain our foundation of success and create an outdoor ethos. Come and join us by the water, as our city and Capitol Riverfront neighborhood renew a relationship with the Anacostia.

Michael Stevens, AICP
President
“We love living here, and so does our dog! It is like a vacation year-round, and I don’t feel like I have to leave the area to be constantly entertained.”

Capitol Riverfront Resident - 2018 Annual Perception Survey
CAPITOL RIVERFRONT AT A GLANCE

CAPITOL RIVERFRONT POPULATION
TODAY  2021
9,500  17,000

RESIDENTIAL UNITS UNDER CONSTRUCTION
5,200

TODAY
480,000
SQ FT OF RETAIL SPACE

IN 2021
900,000
SQ FT OF RETAIL SPACE

HOTELS TODAY
4

HOTELS IN 2021
6

ROOFTOP FARMS
2

HOTEL

6.5 M
SQ FT OF OFFICE SPACE TODAY

7.1 M
SQ FT OF OFFICE SPACE IN 2021

360 EVENTS

3.1 M ANNUAL VISITORS

50 DOCK SLIPS
Returning to the River

A Maturing Neighborhood

Twenty years ago, the land on the western shore of the Anacostia River in Southeast DC was a tired and deteriorating collection of nightclubs, light industrial facilities, taxi cab and bus lots, and the Washington Navy Yard. Five years ago, the area was in the midst of a dramatic transition marked by new construction, office space and business growth. Today, Capitol Riverfront is a dynamic, cohesive, and rapidly growing community along a river that is, itself, experiencing a rebirth.

In 2018, Capitol Riverfront saw several developments that solidified its status as a place where people want to live, work, and visit. The newly opened Whole Foods became the neighborhood’s second grocery store, alongside the Harris Teeter supermarket. Audi Field, home to D.C. United soccer club, joined Nationals Park, Canal Park, Yards Park, and other popular locales where neighbors — and visitors from around the region and world — gather to enjoy this vibrant, flourishing community.

Growth Driven by Demand

A desire among residents and businesses to return to the riverfront and recapture this underutilized land spurred a new era of growth and development. Through public and private investment and vision, Capitol Riverfront has transformed from a dilapidated area of light industrial properties on a long-neglected river into a neighborhood full of new energy and boundless potential.

Over the past five years, the rate of growth in the neighborhood has markedly increased. The combination of attractive new buildings, rich and varied entertainment options, public parks, and an unbeatable riverfront location has driven new office, retail, and residential demand.

On the Horizon

A variety of new projects and developments will help define the future of the Capitol Riverfront neighborhood over the next decade.

It is fitting that the largest public infrastructure project in the neighborhood — the South Capitol Street/Frederick Douglass Bridge reconstruction — begins at the Anacostia River. A sweeping new bridge is under construction, and by 2021 it will improve the connection between Ward 6 and East of the River neighborhoods while serving as a stunning welcome to the neighborhood. This project will then move inland with the construction of a new Memorial Ellipse, which will include an additional three acres of new parks and open space.

Concurrent with the South Capitol Street construction, more than 5,200 new residential units are being built across more than 20 apartment and condominium projects. This growth will bring nearly 10,000 new residents to the neighborhood over the next five years, further strengthening the market for retail and office space throughout the Capitol Riverfront neighborhood.

Business Dynamism and Urban Life

Tucked between the peaceful flow of the Anacostia and the bustle of the Capitol complex, Capitol Riverfront is an attractive destination for urban living — whether one is looking to make their home, establish a business, or enjoy diverse entertainment, dining, cultural, and recreational experiences.

Each weekday, more than 34,000 workers enter the neighborhood, and each evening nearly 10,000 residents return to their homes here. Year-round visitors flock to Capitol Riverfront to take advantage of its variety of urban amenities, including world-class parks, restaurants, sports venues, and water activities on a revitalized Anacostia River.
55 RESTAURANTS

32 RETAIL AND SERVICE SHOPS

2 PROFESSIONAL SPORTS STADIUMS
A Lively, Vibrant Neighborhood

Already a popular regional destination, Capitol Riverfront was introduced to the nation and the entire world of baseball when it hosted Major League Baseball’s All-Star Week festivities in July. During All-Star Week the neighborhood also welcomed D.C. United home to Audi Field, and with it a new and diverse fan base that will come to call Capitol Riverfront their sports home. These two events put an unprecedented spotlight on the Anacostia River and the neighborhood this year.

While this area was drawing global recognition with its vibrancy, it continued to establish its local appeal as a livable community. In 2018, the neighborhood opened its second grocery store and installed its third dog park for its furrier residents. The addition of new wayfinding kiosks helps individuals navigate local attractions and amenities — creating the familiarity and accessibility any true neighborhood requires.

Between easy navigation, beautifully maintained parks and sidewalks, and pedestrian-friendly streets teeming with activity, it is no surprise that more than eighty percent of employees, residents, and visitors surveyed in the Annual Perception Survey consider the neighborhood to be both clean and safe.

Something for Everyone

From summer night concerts and movies to the winter ice skating rink, from baseball games to oyster festivals, the Capitol Riverfront neighborhood continues to be a destination for families and nightlife-seeking adults alike. A rapidly diversifying restaurant scene saw several fast-casual and sit-down restaurants open their doors in 2018, including the tacos and tequila bar Mission at mixed-use residential building 1221 Van. Experiencing the Anacostia River became easier than ever this year. Public docks offered family-friendly canoe and paddleboard rentals, while Due South Dockside and Morini Piccolo opened to bring tasty food and drinks to the boardwalk for riverside happy hours.
A United Front

In fall of this year, the Arthur Capper Senior Center endured a devastating fire and, while no serious injuries were involved, over 150 senior residents were left without homes. The Capitol Riverfront community came together during this time, rallying to help with a variety of relief efforts. Neighborhood stores and restaurants donated proceeds to aid with recovery, and the BID assisted in providing donations and daily necessities for the seniors. In fact, several neighborhood organizations including the BID received a 2018 “Brickie Award” from Ward 6 Councilmember Charles Allen for their collective response and contributions to the Capper seniors. The Capitol Riverfront community is continuing to sponsor and care for senior neighbors through many relief programs.

Source: Capitol Riverfront BID – 2018 Annual Perception Survey
A Modern, Urban Lifestyle

The trend in urban living continues to reflect a desire to live, work, and play in close proximity. Few places exemplify the ability to do just that like the Capitol Riverfront neighborhood.

More than 65 percent of neighborhood residents report commutes of less than 30 minutes, with 30 percent traveling 15 minutes or less each way. This is made possible by easy connectivity via Metro, car, bus, bike, and on foot.

Beyond the convenience of accessibility, the core draw of Capitol Riverfront is the unique blend of world-class neighborhood amenities with a tight-knit sense of community. Yards Park and Canal Park serve as the all-age playgrounds and community gathering centers. A rapidly improving public school and recreation center attract and retain families. And myriad dining and entertainment options — including two professional sports stadiums, two boathouses, and more than 50 bars and restaurants — mean that there is always something for every lifestyle.

The Residential Landscape

The residential market in Capitol Riverfront continues to grow, with the neighborhood welcoming approximately 1,500 new residents in the last year. The year ahead will see the delivery of 13 new multifamily developments, including both rental and condominium options. The population is expected to far exceed the 10,000-resident milestone, approaching nearly 14,000 by the end of 2019.

The DC Housing Authority (DCHA) and Urban Atlantic have partnered to build The Harlow, a 179-unit blended-income apartment building, providing new affordable housing options in lieu of the former Arthur Capper public housing complex. In total, there are 170 new affordable housing units currently under construction in the neighborhood, with more planned for future development.

Contributing to this surge in residential growth is the reintroduction of for-sale units to the development inventory, with five condo buildings currently under construction. In 2018, a whole new section of the neighborhood entered the development pipeline, with three new projects breaking ground in Buzzard Point.

Suits and Sneakers

The Capitol Riverfront neighborhood attracts a diverse professional mix. The area is central to the needs of employees across sectors including those working for the military, law firms, government agencies, and contractors as well as tech start-ups, nonprofits, and associations. The area also accommodates a growing number of co-working tenants.

Residents are equally diverse in the way they stay active, which is why the vast selection of neighborhood amenities is so valuable. Local parks and trails present opportunities for jogging, ice skating, dining, water sports, and enjoying the many festivals and events that take place year-round. Restaurants and traditional retail abound, and everyday needs are taken care of with grocery stores, pharmacies, dry cleaners, salons, barber shops, and more.

Finally, there is the Anacostia River itself, which provides the nearly 10,000 neighborhood residents with more than just a beautiful view — but a place to get out and row, paddleboard, or just relax with friends on a tour boat. It serves as a living classroom to educate children and adults on local ecology, and as the constant, scenic backdrop to community life.

Life at the Riverfront
2 GROCERY STORES

167 SIGNATURE EVENTS

13 ACRES OF PUBLIC PARKS
An Innovative Office Environment

An Attractive Place for Business

The 34,500 people who come to work in Capitol Riverfront each day enjoy numerous, convenient transportation options. While they’re here, they have access to a variety of amenities within their buildings and throughout the community.

Additionally, businesses are proximate to federal clients and lawmakers at the U.S. Capitol and the U.S. Department of Transportation, as well as to military clients at the Washington Navy Yard, Fort McNair, and the Pentagon.

Employment in the retail and entertainment sectors continues to grow as businesses capitalize on the booming residential and office market. By the end of 2019, the number of retail and dining establishments in the neighborhood will have doubled to 100 since 2016.

Businesses Thrive and Evolve

Twenty years ago, this neighborhood consisted almost exclusively of military and light industrial commercial uses. First the federal government and then the District government moved offices into the neighborhood, establishing the beginnings of an office market, and paving the way for small amounts of office-serving retail.

Today, government offices have been joined by law firms, nonprofits, associations, and coworking spaces. In 2018, it was announced that Chemonics, Unity Health Care, and the Retail Industry Leaders Association will all relocate their headquarters to the neighborhood. Meanwhile, the District Department of Transportation and Kimley Horne both announced that they will remain in Capitol Riverfront, relocating to expand their office-space footprint. Additionally, the National Association of Broadcasters prepares to move into its new headquarters at One M.

The growth of commercial office space, combined with the booming residential market, has spurred new retail in the neighborhood, creating additional employment opportunities. Of the 80 retail spaces filled, nearly half are stand-alone small businesses or locally owned small chains.

Drawing a Talented Workforce

Two of the most important elements of employee attraction and retention are workplace location and amenities. These are part of what make Capitol Riverfront such an advantageous locale for business owners.

The fact that the neighborhood has a growing and highly appealing housing stock means that many employees can choose to live in or immediately adjacent to Capitol Riverfront. The neighborhood’s accessibility makes it highly desirable to local professionals.
The neighborhood’s amenities are also frequently cited in terms of talent-attraction. Employees spend their days in a beautiful neighborhood with endless options for breakfast, lunch, dinner, coffee, and cocktails. They have the Washington Nationals and D.C. United in their backyard for after-work entertainment, and world-class parks and the Anacostia Riverwalk Trail for relaxation and recreation.

“I love the Capitol Riverfront and am happy they are making efforts to make it even better!”

Capitol Riverfront Resident - 2018 Perception Survey
Mobility and Connectivity

Connecting Live, Work & Play

Just as the Anacostia River, Potomac River, and George Washington Channel meet at Buzzard Point, the Capitol Riverfront neighborhood is where live, work and play converge. 2018 saw construction begin on the new Virginia Avenue Park, which will include a bicycle-pedestrian trail connecting South Capitol Street to Lower Barracks Row.

Adjacent to Dock 79, the 264-unit apartment building The Maren broke ground along the Anacostia Riverwalk Trail. Once The Maren delivers, the Anacostia Riverwalk Trail will connect over 540 residents in the Ballpark District to Yards Park and Boathouse Row, including the new 11th Street Bridge into Anacostia.

The neighborhood also added three new Capital Bikeshare stations, achieving a total of 162 slots across 8 stations, making cross-town travel easy and accessible.

On the Go

The Green Line Navy Yard-Ballpark Metro station services Washington Nationals and D.C. United fans from across the DC Metropolitan area, as well as neighborhood employees, residents, and visitors to the region. The majority of Capitol Riverfront’s daytime employees take transportation modes other than personal vehicles to work, with only 11 percent of neighborhood residents driving to work. A variety of commuter options include bicycle (I Street, 4th Street, 6th Street, and Virginia Avenue bike lanes), car (South Capitol Street, M Street, I-395, I-695, and I-295), bus (Circulator and Metro Bus), and Metrorail (Green Line at Navy Yard-Ballpark Station and Blue/Orange Line at Capitol South Station).

Because Capitol Riverfront is a one-stop Metro ride from major employment and cultural hubs, it is often faster to get there through means other than driving. But even with a car, the neighborhood is only a 10-minute drive from downtown DC and 15 minutes to Union Station.

Making Mobility Easy

Getting to and from Capitol Riverfront is easy, whether you’re on four wheels, two or none. In addition to the Virginia Avenue Park reconstruction, the neighborhood’s bike lane network added I Street, Potomac Avenue, and First and Fourth Streets, creating solid cycling connections to surrounding neighborhoods and the greater region, in concert with the Anacostia Riverwalk Trail.
Residents

- **24%** WALK
- **20%** METRO RAIL
- **16%** RIDESHARE

Employees

- **26%** DRIVE
- **26%** METRO RAIL
- **11%** RIDESHARE

**PREFERRED MEANS OF TRANSPORTATION**

- **12** CAPITOL BIKESHARE DOCKS
- **2** CIRCULATOR ROUTES
- **2** METRO GREEN LINE ENTRANCES

2018 Annual Perception Survey
Parks and Placemaking

An Accessible Gathering Place

Capitol Riverfront has become a compelling place to gather with accessibility to serene public parks coupled with a wide array of activities and events. Yards Park and Canal Park continue to be the epicenter of recreation and programming that help shape this neighborhood.

On any given day, the 5.4 acre riverfront-adjacent Yards Park plays host to numerous picnics and celebrations, kids splashing in the water feature, and professionals squeezing in a quick jog on their lunch break. Just one block from the Metro station, Canal Park offers year-long entertainment for families and friends looking to beat the heat at the dancing water jets in the summer or enjoy the figure-8 ice skating rink in the winter. In its second year of operation, the Sunday Farmers Market in Canal Park continued to gain steam as a neighborhood favorite, ranking highest of all the BID’s regular events in percent of repeat attendance, according to the Annual Perception Survey. As the colder months set in, the parks remained a vibrant meeting space with signature programming around the Canal Park Ice Rink and other events like Light Yards, Noon Yards Eve, and Ice Yards.

Humans aren’t the only ones who enjoy public park space in Capitol Riverfront. This past fall, the neighborhood unveiled its third public dog park, Bark and Go, at the corner of H Street and New Jersey Avenue. This enclosed park provides a gathering place for dog owners and great exercise for our four-legged friends.

Come to Play

In 2018 D.C. United officially made Capitol Riverfront their new home when they opened the beautiful 19,000 seat Audi Field in Buzzard Point. The neighborhood now boasts two state-of-the art professional sports stadiums with Nationals Park included, and sports fans have their pick before and after games on a variety of restaurants and bars near both stadiums.

Soccer supporters weren’t the only ones doing the wave this season. In addition to the 2.5 million fans that Nationals Park saw during its regular season of play, the ballpark also had the honor of hosting the 2018 MLB All-Star Week. More than 100,000 fans from across the country and around the world came to celebrate America’s pastime in Capitol Riverfront.

Trails and Parks

As the front yard of the neighborhood, the Anacostia Riverwalk Trail connects to Nationals Park and Audi Field, as well as the bulk of the Capitol Riverfront subareas: Buzzard Point, the Ballpark District, The Yards, Washington Navy Yard, and Boathouse Row. But the trail doesn’t stop within Capitol Riverfront. Touching communities in Kingman Park, Kenilworth and Anacostia, the Riverwalk Trail is an essential pedestrian/bike trail linking the neighborhood to 1,800 acres of parks, open space, and recreation. With Anacostia Park located just across the river from Yards and Diamond Teague Parks, the Anacostia Trail creates a seamless loop through some of DC’s most iconic green spaces.
2018 EVENTS ATTENDANCE

2.53 M
WASHINGTON NATIONALS GAMES

300,000
D.C. UNITED GAMES

14,300
FRIDAY NIGHT CONCERTS

300,000
CAPITOL RIVERFRONT FARMERS MARKET

7,600
ICE SKATING IN CANAL PARK

100,000
ALL-STAR WEEK EVENTS

4,200
MOVIES IN CANAL PARK

3,500
WEINER 500

8,000
CRAFTY BASTARDS
More Units, Steady Occupancy

Apartment occupancy in the neighborhood remains strong at 90 percent, with new buildings setting record lease-up rates. This is the case even as new multifamily buildings have continued to open over the past two years including F1RST, Agora, and 1221 Van.

A similar trend is evident in the neighborhood’s hospitality market, where the four existing hotels continue to show strong performance, while a fifth — Thompson D.C. — will finish construction in 2019, and a sixth is slated to break ground on New Jersey Avenue across from the new Whole Foods.

Growth Continues

As cranes continue to line the horizon, Capitol Riverfront anticipates the numerous new residential, hotel, office and retail units that are planned and underway. The 20 multi-unit residential projects under construction will lead to a doubling of the community’s population in the next few years, which will support the new retail and entertainment establishments currently in the development pipeline.

Meanwhile, major public works continue to lay the groundwork for the future. Construction on the new Frederick Douglass Bridge started in 2018, to be completed in 2021. This will be followed closely by a new Memorial Ellipse and additional upgrades to the South Capitol Street corridor. The Anacostia Riverwalk Trail will extend under the new bridge and along the edge of Buzzard Point, creating additional connections to this emerging subarea of the neighborhood.
"I think the BID has done a fabulous job making this neighborhood fun and welcoming to everyone. Thank you!!"

Capitol Riverfront Resident - 2018 Perception Survey
Dialogue and Engagement

Telling Our Stories

As the Capitol Riverfront BID’s 10-year anniversary celebration continued in 2018, founding stakeholders and neighborhood advocates narrated the significant initiatives that have shaped the neighborhood’s decade of growth.

At the beginning of 2018, the BID launched “A Decade of Progress: A Future of Growth” campaign to tell the story of the neighborhood’s evolution through the voices of initial stakeholders Akridge, WC Smith, and Forest City; well-known blogger Jacqueline Dupree; and former DC Mayor Anthony Williams. The campaign was promoted through the Washington Business Journal as well as the Capitol Riverfront website and social media channels. The BID’s “10 Years of Growth” speaker series took place throughout the year, with expert panels discussing influential topics that continue to shape the future of the neighborhood — including River Revitalization, Parks & Open Space, and The Future of Residential.

The 2nd Annual Rooftop Hop, DC’s largest open house, invited the Capitol Riverfront community and visitors to area rooftops with live music and tastings from local restaurants — a true celebration of the neighborhood’s vibrant residential lifestyle.

Shaping the Vision

The BID partnered with Capitol Riverfront stakeholders throughout 2018 to further drive progress in DC’s fastest growing neighborhood. For the second year in a row, the Riverfront Review publication, produced with On Tap Media, highlighted the new and notable in the area. It served to update readers on the progress of construction and what to expect at full buildout — especially in emerging subareas such as the Ballpark District and Buzzard Point. The BID also worked with property owners during MLB All-Star Week to display banners along Half Street SE, engaging tens of thousands of passersby with captivating imagery depicting the future of Half Street. The celebration extended beyond Nationals Park, with the BID installing branded inflatable baseball sculptures and activations in Yards Park as part of All-Star Summer Riverfest — helping to boost shareable moments on social media.

Getting Social

The Capitol Riverfront neighborhood reached another record-breaking earned media count of 465 in 2018, with over 25 articles featuring the neighborhood in MLB All-Star Week coverage. Additionally, Capitol Riverfront was named “Best New Development” in Washingtonian Magazine’s Best of 2018 issue, and was listed as one of the “12 coolest neighborhoods in the world” in Forbes Magazine Online. Social engagement increased by 42 percent among all of the BID’s social media channels, indicating an increase in community participation. Capitol Riverfront social channels also garnered a total of 8 million social media impressions, a 7 percent increase from 2017. The BID continued to promote neighborhood events, provide development updates, and showcase “Faces of the Front” profiles through its twice-monthly Front Page News e-blast, sent to over 13,000 subscribers.
Fostering Civic Pride

A typical day for the hardworking Clean Team can include setting up, breaking down, and staffing concerts, fitness classes, and sporting events – each of which adds to the daily maintenance of this vibrant 500-acre neighborhood. Emptying trash cans, removing graffiti, and greeting passersby are par for the course. Many days are not typical and can include snow, storms, or blazing heat.

With tremendous residential growth, the addition of Audi Field, and significant area-wide construction, the team expanded by two members this year to better address Buzzard Point’s growth as well as the larger residential community. Clean Team members are most responsible for the perception of the neighborhood where again this year, more than 80 percent of Annual Perception Survey responders rated the neighborhood as “clean” and “safe.”

A Welcoming Environment

Creating a warm and welcoming vibe amidst daily rush hours and construction sites requires a plan. Bright banners and festive holiday snowflakes as well as planters along M Street help unify the neighborhood. Regular communication with the District Department of Transportation and the Department of Public Works ensures that safety issues like potholes and damaged or obstructed sidewalks do not disconnect one part of the neighborhood from another.

Some streets have re-opened (First Street SW) and new roads have been created (H Street SE). The end point of the Virginia Avenue Tunnel project and the return of that through-street and a new neighborhood green space are on the horizon.

Enhancing Public Spaces

Bark and Go is a new dog park on the northern part of the residential neighborhood, addressing a crucial community need for dedicated canine-friendly space. This enclosed park provides relief for the community, a gathering place for dog-owners, and great exercise for four-legged friends.

The BID, in partnership with WC Smith, purchased and installed Fern Pull, a kinetic art sculpture by Anthony Howe at the New Jersey Avenue gateway to the neighborhood. This mesmerizing piece of public art creates a new Instagrammable moment for neighbors and visitors alike.
**FULL TIME CLEAN TEAM MEMBERS**

6 ADDITIONAL PEAK SEASONAL MEMBERS

**38,000 HOURS OF TOTAL SERVICE**

**74,945 BAGS OF TRASH COLLECTED**

**PERCEPTION SURVEY**

CLEAN / VERY CLEAN
FY 2018: 87%

SAFE / VERY SAFE
FY 2018: 79%

**14 FULL TIME CLEAN TEAM MEMBERS**
### RESIDENTIAL

1. **Novel**  
   Toll Brothers  
   Residential: 348 apt. units  
   Retail: TBD SF
2. **70 Capitol Yards**  
   JP Morgan Asset Management  
   Residential: 273 apt. units  
   Retail: 3,100 SF
3. **100 Capitol Yards**  
   JP Morgan Asset Management  
   Residential: 327 apt. units  
   Retail: 21,450 SF
4. **ORE 82**  
   Grosvenor Americas/McCaffery  
   Residential: 321 apt. units  
   Retail: 10,700 SF
5. **Agora**  
   Thacker  
   Retail: 10,550 SF
6. **The Garrett**  
   WC Smith  
   Residential: 375 apt. units  
   Retail: 14,000 SF
7. **Park Chelsea**  
   WC Smith  
   Residential: 327 apt. units  
   Retail: 17,350 SF
8. **One Hill South Phase I**  
   Ruben/Related Companies  
   Residential: 327 apt. units  
   Retail: 13,100 SF
9. **One Hill South Phase II**  
   Ruben/Related Companies  
   Residential: 355 apt. units  
   Retail: 6,650 SF
10. **Square 696 Phase I**  
    JBG  
    Residential: 336 apt. units  
    Retail: 11,000 SF
11. **909 Capitol Yards**  
    JBG  
    Residential: 327 apt. units  
    Retail: 7,500 SF
12. **1000 South Capitol**  
    Lerner  
    Residential: 308 apt. units  
    Retail: 5,000 SF

### COMMERCIAL

27. **Yards Parcel I**  
   Forest City Washington  
   Residential: 348 apt. units  
   Retail: TBD SF
28. **The Harlow**  
   DCHA/Urban Atlantic/FCW  
   Residential: 179 apt. units  
   Retail: 3,100 SF
29. **Capitol Quarter I & II**  
   DCHA/EYA  
   Residential: 322 townhomes  
   + apt. units
30. **Capper Seniors**  
   DCHA  
   Residential: 162 apt. units  
   Retail: 14,650 SF
31. **400 M Street**  
   DCHA  
   Residential: 138 apt. units  
   Retail: TBD SF
32. **Carroll Apartments**  
   DCHA  
   Residential: 60 apt. units  
   Retail: TBD SF
33. **The Bixby**  
   DCHA  
   Residential: 195 apt. units  
   Retail: TBD SF
34. **Emblem at Barracks Row**  
   Bozzuto  
   Residential: 20 condo units  
   Retail: 2,800 SF
35. **Callisto**  
   Murillo/Malnati Group  
   Residential: 19 apt. units  
   Retail: TBD SF
36. **Twelve12**  
   JBG  
   Residential: 218 apt. units  
   Retail: 88,000 SF
37. **Estate**  
   JBG  
   Residential: 264 apt. units  
   Retail: 14,000 SF
38. **Foundry Lofts**  
   JBG  
   Residential: 170 apt. units  
   Retail: 9,400 SF
39. **Arise**  
   JBG  
   Residential: 327 apt. units  
   Retail: 20,000 SF
40. **The Bower**  
   PN Hoffman  
   Residential: 137 condo units  
   Retail: 13,000 SF
41. **Gothic**  
   JBG  
   Residential: 137 apt. units  
   Retail: 13,000 SF
42. **River Point**  
   River Point Partners, LLC  
   Residential: 481 apt. units  
   Retail: 70,000 SF
43. **Peninsula 88**  
   Capital City Real Estate  
   Residential: 110 condos  
   Retail: TBD SF
44. **Hines**  
   Hines  
   Residential: 416 apt. units  
   Retail: 15,000 SF
45. **Federal Gateway I**  
   JBG  
   Office: 279,000 SF  
   Retail: 21,550 SF
46. **Federal Gateway II**  
   JBG  
   Office: 111,700 SF  
   Retail: 4,500 SF
47. **Public Storage**  
   Public Storage  
   Residential: TBD apt. units  
   Retail: TBD SF
48. **Spectrum Hotel**  
   Capital City Real Estate  
   Residential: TBD apt. units  
   Retail: TBD SF
BID FINANCIALS

Financial Highlights
For the Year Ended September 30, 2018 (unaudited)

FINANCIAL POSITION

| Cash and Cash Equivalents | $1,487,481 |
| Other Assets              | $528,222 |
| **Total Assets**          | $2,015,703 |
| Liabilities               | $1,348,110 |
| Net Assets                | $667,593 |
| **Total Liabilities and Net Assets** | $2,015,703 |

STATEMENT OF ACTIVITIES

Revenues

| BID Tax                  | $2,140,755 | 63.5% |
| Yards Park               | $900,604   | 26.7% |
| Canal Park               | $280,716   | 8.3%  |
| Other                    | $50,447    | 1.5%  |
| **Total Revenue**        | $3,372,522 | 100.0% |

Expenses

| Public Realm/Clean Team  | $1,182,089 | 30.2% |
| Economic Development/Transportation | $496,872 | 12.7% |
| Marketing/Community Building | $547,836 | 14.0% |
| Yards Park               | $1,164,426 | 29.7% |
| Canal Park               | $382,978   | 9.8%  |
| Administration           | $139,907   | 3.6%  |
| **Total Expenses**       | $3,914,108 | 100.0% |

Change in Net Assets (541,586)
BID TEAM

Michael Stevens
President
Got to meet the Dalai Lama in Yanks Park

Bonnie Trein
Marketing and Communications Manager
A DC United season ticket holder

Otis Williams
Director of Parks
Enjoys coaching youth basketball in Maryland, and feels it is important for kids to have a positive role model

Ted Jutras
Vice President of Planning and Development
Daughter is named after the character Lyla Garrity from the television show Friday Night Lights

Jerry Carcamo
Clean Team Operations Manager
Played pro soccer for six years in Sweden and El Salvador

Grace Aucella
Park Programming and Event Coordinator
Was complimented by Dwayne “The Rock” Johnson on her unique cake decorating abilities on social media

Dan Melman
Vice President of Park and Public Realm
Has twin sons who are college bound

Jack Trainor
Planning Analyst
Worked at Wolf Trap for a summer, driving around performers including Cat Power and Peter Frampton

Michael Stevens
President
Got to meet the Dalai Lama in Yanks Park

Grace Aucella
Park Programming and Event Coordinator
Was complimented by Dwayne “The Rock” Johnson on her unique cake decorating abilities on social media

Jack Trainor
Planning Analyst
Worked at Wolf Trap for a summer, driving around performers including Cat Power and Peter Frampton

Ted Jutras
Vice President of Planning and Development
Daughter is named after the character Lyla Garrity from the television show Friday Night Lights
Audi Field, home to the DC United Major League Soccer team, opens in Buzzard Point, and DC United makes the playoffs.

Whole Foods opens at Agora, giving the neighborhood a second grocery store.

DC Water opens its new headquarters office building along the shores of the Anacostia River.

The Ballpark District approaches full build-out with the completion of One M, Avidian, 1250 and West Half, bringing new office and residential as well as 200,000 SF of retail to the neighborhood.

2019

Capitol Riverfront surpasses 10,000 residents.

National Association of Broadcasters headquarters opens.

Thompson D.C. hotel opens, marking the neighborhood’s fifth hotel and first full-service hotel.

2018

Nationals Park hosts Major League Baseball's All-Star Game and a week of festivities drawing 100,000 visitors to the neighborhood.
Buzzard Point emerges with the delivery of River Point, 1900 Half, and Peninsula 88, bringing 1,000 residential units and nearly 100,000 SF of new retail.

District Department of Transportation moves into its new, 182,000 SF headquarters in 250 M at Canal.

Capitol Riverfront moves into its new, 182,000 SF headquarters in 250 M at Canal.

Capitol Riverfront surpasses 15,000 residents.

Completion of the Frederick Douglass Bridge and South Capitol Street Memorial Ellipse.

Chemonics opens its new headquarters in Yards West, bringing over 1,000 daytime employees to the neighborhood.

Completion of second phase of South Capitol Street Project.

Capitol Riverfront approaches 20,000 residents.
Residential

Population Trends

The Capitol Riverfront’s rapid growth continued in 2018, and the neighborhood expects to reach 10,000 residents before the end of January, 2019, on a trajectory to exceed 15,000 residents by the end of 2020.

The District’s Fastest Growing Neighborhood

The demand for residential units throughout the region, and in the Capitol Riverfront in particular, has fueled a construction boom in the neighborhood. Of the 94 multifamily developments under construction at the end of the 2018, 20 of those are in the Capitol Riverfront, including the four largest projects.

Capitol Riverfront Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>6,000</td>
</tr>
<tr>
<td>2017</td>
<td>8,100</td>
</tr>
<tr>
<td>2018</td>
<td>9,500</td>
</tr>
<tr>
<td>2019 (projected)</td>
<td>13,500</td>
</tr>
<tr>
<td>2020 (projected)</td>
<td>17,200</td>
</tr>
</tbody>
</table>
Housing Stock

<table>
<thead>
<tr>
<th>Type</th>
<th>Existing</th>
<th>Under Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Rental</td>
<td>5,370</td>
<td>4,731</td>
</tr>
<tr>
<td>Multifamily Condominium</td>
<td>220</td>
<td>536</td>
</tr>
</tbody>
</table>

Multifamily Absorption Rate

- Combined Monthly Absorption Rates
- Properties in Lease-Up
- Quarter
- 2016: 220
- 2017: 536
- 2018: Combined

The Bower + Guild

River Point
Retail and Hospitality

In 2018, the Capitol Riverfront neighborhood experienced continued diversification of the retail landscape, while strengthening the neighborhood’s reputation as a regional destination for dining and entertainment.

Steadfast Supply expanded into a new location, Lululemon opened its doors, Willow, Pacers, Unleashed, and Conte’s Bike Shop continued to serve the neighborhood well, while a new soft goods retail concept called Somewhere announced that it would enter the neighborhood in 2019.

Scheduled for 2019

Select 2018 Openings

- Chloe
- Steadfast Supply

Existing 487,144
Under Construction 293,579
Breaking Ground in 2019 95,240
Retail SF
Hospitality overview

**Retail by Subarea**

- **North of M**
  - 2018: 173,470 SF
  - 2023: 268,000 SF

- **Capitol Quarter / Lower Barracks Row**
  - 2018: 198,120 SF
  - 2023: 345,000 SF

- **Maritime Plaza / Boathouse Row**
  - 2018: 105,700 SF
  - 2023: 245,500 SF

- **The Yards**
  - 2018: 441,000 SF
  - 2023: 700,000 SF

- **Ballpark District**
  - 2018: 19,000 SF
  - 2023: 700,000 SF

- **Buzzard Point**
  - 2018: 20,000 SF
  - 2023: 45,000 SF

- **Navy Yard**
  - 2018: 85,120 SF
  - 2023: 441,000 SF

**Key Numbers**

- 8 Physical Fitness + Recreation Businesses
- 10 Personal Service Storefronts
- 14 Shops
- 55 Restaurants/Cafes

**Hotel Rooms in the BID**

- Pre-2015: 204
- 2015: 372
- 2016: 567
- 2017: 737
- 2018: 737
- 2019: 962
- 2020: 962
- 2021: 1,205
Office

2018 was a strong year for the office market in the Capitol Riverfront. Two new office buildings opened their doors, and an average of at least one more building a year will open over the next four years in the neighborhood. All of this while occupancy rates in the neighborhood remain above 95%.

Businesses, non-profits, and associations continue to discover that this neighborhood provides unparalleled amenities, amazing accessibility, and proximity to Capitol Hill and federal agencies, all at a lower price point than the traditional central business district.

Opened in 2018

✓ 99 M – 220,000 SF
✓ DC Water – 151,000 SF

Under Construction or Pipeline

✓ One M – 111,700 SF
✓ 250 M – 182,000 SF
✓ 25 M – 222,000 SF
✓ Yards Parcel G – 290,000 SF
Daytime Employee Growth

- 2015: 33,500
- 2016: 34,000
- 2017: 34,000
- 2018: 35,500
- 2019: 37,000
- 2020: 39,000
- 2021: 39,000