The Capitol Riverfront is the fastest-growing neighborhood in Washington, DC. For the past two years, the neighborhood has been densifying rapidly, with ten apartments, three hotels, one office building, and over 192,000 SF of new retail space under construction during 2015. More people are living, working, and playing in the Capitol Riverfront, and Washingtonians are drawn to the neighborhood’s parks, waterfront, retail amenities, residences, and lifestyle.

2015 HIGHLIGHTS

- 4,800 RESIDENTS
- 34,000 EMPLOYEES
- 2.7 MILLION VISITORS IN 2015
- 32 RESTAURANTS
- 1 ELEMENTARY SCHOOL RE-OPENS
- 299 EVENTS
- 10 ACRES OF PARKS
- 10 NEW APARTMENT BUILDINGS UNDER CONSTRUCTION
- 596 AFFORDABLE HOUSING UNITS, WITH 194 MORE UNDER CONSTRUCTION
- 192,000 RETAIL SF UNDER CONSTRUCTION
- 3 NEW HOTELS UNDER CONSTRUCTION
- 1 NEW OFFICE BUILDING UNDER CONSTRUCTION
- 10,569 AVERAGE DAILY METRO RIDERS AT NAVY YARD/BALLPARK STATION
SERVICES PROVIDED BY THE BID IN 2015

The Capitol Riverfront BID provides place management and economic development services that assist in creating a neighborhood that is clean, safe, accessible, and unique. The BID 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 provided the following services:

- Clean Teams and Hospitality Ambassadors
- Economic development and business attraction
- Transportation analysis and advocacy
- Marketing, branding, and public relations initiatives
- Community-building events (concerts, movies, and other programming)
- Park maintenance and other public realm improvements
- Real estate market research and analysis
- Neighborhood advocacy

WHERE IS THE CAPITOL RIVERFRONT?

The Capitol Riverfront is a 500-acre neighborhood along the Anacostia River in the southeast quadrant. Located five blocks to the south of the U.S. Capitol building, directly to the south of the Capitol Hill neighborhood and Barracks Row, the Capitol Riverfront is connected to some of the District’s largest employment and residential cores, as well as its most popular visitor destinations. Reagan National Airport and Union Station are both less than a ten minute cab ride from the Capitol Riverfront.

The Capitol Riverfront offers exceptional transportation access. Flanked by I-295 and I-395, the neighborhood is easily accessible by car. The neighborhood is served by three Metrorail stations—Navy Yard/Ballpark Metro station (green line), Capitol South Metro station (blue/orange/silver lines), and Eastern Market Metro station (blue/orange/silver lines). Bike lanes and five Capital Bikeshare stations are located throughout the neighborhood. A DC Circulator bus runs between Union Station and the Capitol Riverfront on ten minute headways. A water taxi brings passengers to Nationals Stadium. Finally, our pedestrian-friendly neighborhood can be accessed by foot, with a direct connection to the Anacostia Riverwalk Trail.
Greetings from the Capitol Riverfront Business Improvement District! We hope that 2016 has started off in a positive way and holds great opportunity for you all.

Like any neighborhood in DC, the Capitol Riverfront is constantly evolving towards a shared vision and sense of community envisioned by stakeholders, District officials, residents, property owners, and visitors. 2015 was a defining year in our neighborhood’s history as we became the fastest growing residential community in DC while experiencing the largest development cycle in the neighborhood’s history.

The vision of a high density, mixed-use neighborhood on the Anacostia River is being realized, and seen as a centerpiece for the revitalization of the entire river corridor. Our neighborhood has become an established office market, a vibrant residential community, a growing restaurant and entertainment district, a sports destination, and a model of parks and open spaces that engage people and create community.

In 2015, 3,142 units of housing were under construction in the Capitol Riverfront with another 1,800 units in the active development pipeline. This fact speaks to our popularity as a waterfront community with proximity to all that matters.

The announcement of three new office buildings, including 99M, the headquarter buildings for National Association of Broadcasters and DC Water, and the move-in of CBS Radio and the National Labor Relations Board emphasized the locational and economic advantages of the Capitol Riverfront as an office market.

Our retail offerings continued to grow in 2015, with over 30 restaurants now open, including the first Buffalo Wild Wings in DC, Due South, and Scarlet Oak; Whole Foods (under construction) will join the existing Harris Teeter and VIDA Fitness; and Pacers Running and Banfield Pet Hospital opened as neighborhood-supporting retail. New restaurants recently announced include District Winery, Circa, Chop’t, Taylor Gourmet, and Philz Coffee.

Our parks and open spaces experienced record crowds at events like the Yards Park Friday night concert series, Tour de Fat, VegFest, Snallygaster, DC JazzFest, the Rockin’ the Block concert series, and Noon Yards Eve. The water features at Yards Park and Canal Park proved again to be the most popular “splash parks” in Ward 6 and continued to brand the neighborhood as family friendly. They have created the baseline of our civic infrastructure, and the newly reopened Van Ness Elementary School and soon to be open Arthur Capper Carrollsburg community center add to that infrastructure of civic assets.
We have become a vibrant sports destination with Nationals Park drawing over 2.7 million visitors in 2015. The year also saw the approval of the DC United soccer stadium financial plan that will lead to the construction of that new stadium in Buzzard Point and add to our sports destination brand. And sports fans will have three new hotels with 533 rooms joining the Courtyard by Marriott, which reinforces our hospitality opportunities.

Engagement of the Anacostia River was highlighted through the operations of the Ballpark Boathouse, and will be further enhanced with the start of construction on the marina by Forest City Washington in front of Yards Park. The Dock 79 residential project by MRP Realty will enlarge the footprint of Diamond Teague Park while expanding the Anacostia Riverwalk Trail west towards the South Capitol Street Bridge.

None of this would be possible without vision, leadership, investment, and partnerships. We thank the District Government and Congresswoman Eleanor Holmes Norton for their early visions for and investments in the Capitol Riverfront. Our property owners and BID board members deserve thanks as they support our efforts through the BID tax and this latest wave of development projects. Our partnerships with the DC Government also extend to agency directors and their staff, and to Ward 6 Councilmember Charles Allen and his team. Finally, the BID staff and Clean & Safe Teams deserve a huge thank you, as they live the mission every day and execute it from the grand vision down to the smallest details.

A once forgotten industrial and manufacturing area of our city on the Anacostia River has been rediscovered and been established as a regional waterfront destination and urban neighborhood.

Best wishes to all for a successful 2016! We look forward to seeing you in the Capitol Riverfront soon.

Michael Stevens, AICP
President, Capitol Riverfront BID

Eric Siegel
Chairman, BID Board of Directors
Cohen Siegel Investors, LLC
The Clean & Safe Team is responsible for the day-to-day appearance of the neighborhood, creating a beautiful, clean and safe place to live, work, and play.

The twelve members of the Clean and Safe Team are the BID’s most visible presence in the Capitol Riverfront neighborhood. The team picks up litter, empties trash cans, reports incidents of suspicious behavior, connects homeless people to services, and supports community events. The Clean and Safe team mows the grass in the parks in the summer, shovels snow in the winter, rakes leaves in the fall, and removes graffiti year-round. In 2015, the Clean Team collected over 52,000 bags of trash weighing 800 tons. Our ambassadors at the Metro stations greet passersby, answer questions, provide directions, and monitor activities on the streets.

The BID surveys Capitol Riverfront residents, employees, and visitors annually and gauges how perceptions of cleanliness and safety of the neighborhood change. In the 2015 Perception Survey, 1,029 survey respondents wrote in to share their thoughts, with many also sharing compliments for the work of the Clean and Safe team. The annual perception survey also revealed that, in the last eight years, opinions of the neighborhood have shifted dramatically. In the first year of the survey, only 6% of the respondents remarked that the neighborhood to be clean or safe. In the 2015 survey, 90% felt the neighborhood was clean or very clean, and 67% identified the neighborhood to be safe or very safe. Over the last two years, perceptions of cleanliness and safety have dipped, due largely to construction activity in the neighborhood and a spike in crime throughout the city.

In 2015, the BID contracted with the Ready, Willing, and Working program to manage our clean and safe services. After a smooth transition, the “Men in Blue” are providing a higher level of services and the BID was able to enhance their compensation and support package.

Mindful of the challenges associated with the safety results, the BID meets regularly with MPD’s 1st District to voice our concerns on safety matters. The BID also extended clean team hours in 2015 in order to add eyes on the street and better serve the growing number of residents and visitors.

Clean and Safe Team Hall of Fame

William Wardlaw and Andre Tobe were part of the original Clean and Safe team, formed in 2007. Jeffrey Malcom joined a year later. These three gentlemen have become fixtures in the neighborhood and stalwarts of our Clean and Safe Team. Their dedication and commitment to the neighborhood have been tremendous. They can always be counted on to help train our newer staff members, serve as resources on neighborhood questions, and lead the team with their outstanding efforts. We recognize their collective 20+ years of service to the community by making them the initial members in our Clean and Safe Team ‘Hall of Fame’.
Tons of trash removed from the Capitol Riverfront in 2015

“The Capitol Riverfront BID greeters outside of the Navy Yard Metro always brighten my day.”

—Capitol Riverfront BID
2015 Perception Survey
Our parks have branded the neighborhood as a regional destination on the river by creating community, a sense of place, and celebrating being outdoors.

**YARDS PARK**

Yards Park celebrated its five year anniversary in 2015 and hosted more events and visitors than any other time in its history. Our Friday night concert series averaged 2,800 attendees, and Tour De Fat and DC JazzFest returned as signature events in Yards Park. The park became known as the riverfront destination in DC, as well as the “splash park” for children in Ward 6. Its active water features and open spaces have branded the neighborhood as family friendly, while the concerts appeal to a wide-ranging demographic. The BID continues to operate and maintain the park while providing programming services. Numerous improvements were made to the park including a new canal basin liner, renovated drain covers, new landscaping, and electrical improvements. Forest City Washington began construction on a 51-slip marina that will be adjacent to the Yards Park boardwalk.

**CANAL PARK**

This 3-acre park has become the more neighborhood centric park for our residents. Each block is designed as a different “living room”, with the southern block anchored by a restaurant, 42 water jets, and an ice skating rink during the winter. The middle block is for children’s play and hosts a new family friendly concert series called “Rockin’ the Block”, and is the site for Parcel Market in December. The northern block is more passive green space with a rain garden, and hosts our summer outdoor movie series, as well as Parcel Market.

**DIAMOND TEAGUE PARK & PIERS**

The first new park built in the neighborhood, Diamond Teague provided the first real engagement of the Anacostia River for the Capitol Riverfront. The new piers and first segment of the AWI Riverwalk Trail provided the initial vision of what a full fledged engagement of the river could be like. The commercial piers allow ferries and water taxis to bring visitors and Nationals fans to the Capitol Riverfront. The Ballpark Boathouse has canoes and kayaks for rental and the Anacostia Watershed Society sponsored their popular free paddle nights during the summer.

**PUBLIC REALM**

Our streets and sidewalks define the public realm and provide circulation and connection to numerous destinations. Once again the streets were decorated with holiday snowflakes, and our Clean & Safe Teams maintained a clean public realm 7 days a week. Two signature projects were undertaken in 2015 that will further enhance our public realm. The Wayfinding Signage Study has developed a series of signage improvements including kiosks, directional signs, and banners that will inform and guide visitors to destinations. The Navy Yard Wall Mural Project will celebrate the history of the US Navy with large photographs and other interpretive panels on the historic Navy Yard wall. New street banners will also be installed in 2016 adding color and vitality to the streetscape.
COMMUNITY EVENTS

The BID sponsored programming throughout the year, including Friday Night Concerts, outdoor movies, fitness classes, festivals, and craft markets.

The Capitol Riverfront’s community events celebrated the best of every season.

OCCASIONS FOR ALL SEASONS

Spring brought 1,000 people to the BID’s fourth annual Lantern Making Day, which is part of the National Cherry Blossom Festival. The BID partnered with Folger Theatre for the Shakespeare Film Festival in honor of the Bard’s birthday in April.

May through September sizzled with daily activities. There were 299 events in 2015, with at least one event happening every day of the summer. Yards Park Friday Night Concerts rocked the riverfront, attracting an average of 2,800 people per week for great bands, picnics in the park, and dancing on the boardwalk. Thursday Night Movies brought 4,300 people to Canal Park for 13 weeks of outdoor films.

Fall colors and Halloween costumes arrived in Canal Park for the BID’s second annual Pumpkins in the Park, a new autumn tradition of pumpkin decorating, face-painting, and festive entertainment. As fall moved to winter, Canal Park’s Ice Rink attracted people for daily skating and Parcel Market returned for the holidays with live music, fire pits, and emerging retail concepts from local artisans and chefs. Noon Yards Eve returned on the final day of 2015 for an early, family-friendly welcome to the new year.

DESTINATION FOR CELEBRATION

Our parks remain a destination for runners, cyclists, and fitness enthusiasts. The BID sponsored seven free fitness classes per week during the summer and the neighborhood’s parks have become a destination for regional races and fitness events. This year, Bike to Work Day, Walk MS 2015, Ragnar Relay, Total 200 Bicycle Race, and the Great Strides Walk for Cystic Fibrosis ended in the Capitol Riverfront.

Yards Park was selected as the site for several of DC’s largest outdoor festivals, including New Belgium Brewery’s Tour de Fat, which returned to the park for the fourth year, and the second annual DC Jazz Festival. There were a total of 218 non-baseball events in the Capitol Riverfront in 2015, which drew over 340,000 people to the neighborhood.

NEIGHBORHOOD NATITUDE

Almost 2.4 million fans came to the Capitol Riverfront to cheer on the Washington Nationals during the regular season. Nationals Park was used for over 10 non-baseball events in 2015, including the NHL Winter Classic, two Taylor Swift concerts, Opera in the Outfield, and more.
“From an artistic perspective and in terms of introducing a new, outdoor venue to the festival, last year on the Capitol Riverfront (Yards Park) was a major undertaking and an unqualified success.”

--Willard Jenkins, Artistic Director, DC Jazz Festival, Washington Informer, May 21 - May 27, 2015

### 2015 Event Attendance

<table>
<thead>
<tr>
<th>Events</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nationals Home Games</td>
<td>81 2,387,000</td>
</tr>
<tr>
<td>Nationals Park Concerts</td>
<td>3 135,000</td>
</tr>
<tr>
<td>(Taylor Swift, Zach Brown Band)</td>
<td></td>
</tr>
<tr>
<td>Friday Night Concerts @ Yards Park</td>
<td>18 50,500</td>
</tr>
<tr>
<td>NHL Winter Classic</td>
<td>1 43,000</td>
</tr>
<tr>
<td>Veg Fest</td>
<td>1 12,000</td>
</tr>
<tr>
<td>Truckeroo</td>
<td>6 11,200</td>
</tr>
<tr>
<td>Tour de Fat</td>
<td>1 9,000</td>
</tr>
<tr>
<td>Snallygaster</td>
<td>1 9,000</td>
</tr>
<tr>
<td>Opera in the Outfield</td>
<td>1 6,000</td>
</tr>
<tr>
<td>Parcel Market 2015</td>
<td>1 6,000</td>
</tr>
<tr>
<td>Thursday Night Movies @ Canal Park</td>
<td>13 4,300</td>
</tr>
<tr>
<td>DC Jazz Fest</td>
<td>1 3,000</td>
</tr>
<tr>
<td>Fitness Classes in Yards Park &amp; Canal Park</td>
<td>112 3,000</td>
</tr>
<tr>
<td>Other Events</td>
<td>59 47,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>299 2,726,000</strong></td>
</tr>
</tbody>
</table>
The Capitol Riverfront’s growth is reflected in the increasing usage of transportation infrastructure, including Metro, Circulator, and Capital Bikeshare.

**NAVY YARD-BALLPARK METRO RIDERSHIP INCREASING**

Average weekday ridership at the Navy Yard-Ballpark Metrorail station has increased by 247% from 3,048 riders in 2005 to 10,569 riders in 2015. The ongoing growth of the Capitol Riverfront neighborhood, beginning with the opening of Nationals Park in 2008, has generated a steady increase in Metro ridership. Average weekday ridership at the Navy Yard-Ballpark Metrorail station exceeds average ridership levels for Metro stations in DC and the system as a whole. The Capitol Riverfront is in the largest growth cycle in its history and new residents, employees, retailers, and visitors will add to the ridership demand at the Navy Yard-Ballpark station. The BID’s 2015 perception survey indicates that approximately one-third of residents and employees use Metro to access the neighborhood.

**IMPROVED DC CIRCULATOR SERVICE FOR NAVY YARD-UNION STATION ROUTE**

The Circulator’s Navy Yard-Union Station route provides a vital transit connection between the Capitol Riverfront, Capitol Hill, and Union Station. In 2015, the BID worked with the DC Circulator to improve on-time performance and reduce wait times for Circulator bus riders in the Capitol Riverfront. The District Department of Transportation (DDOT) has since changed the route for Circulator buses at Union Station and is evaluating eliminating extraneous stops to enhance performance.

**CAPITAL BIKESHARE RIDERSHIP INCREASES IN THE CAPITOL RIVERFRONT**

Capital Bikeshare continues to grow as a mode of transportation in the Capitol Riverfront. In the first half of 2015, there were over 42,000 trips taken to or from the Capitol Riverfront – an 8% increase from the same time period in 2014 and more than a three-fold increase in ridership levels from the first half of 2011, when bikeshare first opened in the neighborhood. Today, the Capitol Riverfront has five bikeshare locations, and installation of more bikeshare stations is expected.

**MORE INFRASTRUCTURE PROJECTS ARE UNDERWAY IN THE CAPITOL RIVERFRONT**

In 2015, CSX began site preparation work to rebuild the Virginia Avenue Tunnel. This project will take 30-42 months to complete. A new Virginia Avenue streetscape plan has been approved for the corridor and Virginia Avenue Park will be redesigned as well.

The District Department of Transportation is moving forward with plans to build a new Frederick Douglass Bridge. The new $600 million bridge is expected to be completed in 2021. In 2016, I Street will reopen between New Jersey avenue and 2nd Street SE with the opening of the Park Chelsea apartments.
247% growth in Navy Yard-Ballpark Metrorail average weekday ridership 2005 to 2015

Average Weekday Metro Ridership for DC Metro Area Metro Station (2005-2015)

Source: WMATA

How do you usually travel to/from the Capitol Riverfront?

<table>
<thead>
<tr>
<th>Mode</th>
<th>Employees</th>
<th>Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walk</td>
<td>36%</td>
<td>31%</td>
</tr>
<tr>
<td>Metrorail</td>
<td>37%</td>
<td>33%</td>
</tr>
<tr>
<td>Drive Alone</td>
<td>17%</td>
<td>18%</td>
</tr>
<tr>
<td>Uber or Taxi</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Bicycle</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>Bus</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>5%</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: Capitol Riverfront BID 2015 Perception Survey

More people use Metro to access the neighborhood than any other mode of transportation
The BID’s economic development mission is to propel the growth of the Capitol Riverfront and help the neighborhood’s tenants and projects thrive. The neighborhood is currently experiencing the largest development boom in its history, and the BID plays an important role in providing current and accurate data that is used to publicize opportunities within the neighborhood.

RESEARCH

Primary research is the foundation of the BID’s economic development platform and our data provides the development community with clear optics of neighborhood opportunities. The BID maintains a comprehensive database of neighborhood development activity that is updated quarterly. The BID uses this market data to produce quarterly development reports, which track development inventory, real estate market performance, development trends, and pipeline. The BID also runs an annual survey that provides the most current snapshot of demographic and socioeconomic trends among the residents and office workers in the neighborhood. This data and associated analytics are available through a variety of mediums, including publications, presentations, the BID website, videos, brochures, and quarterly market reports.

RECRUITMENT

The BID has been promoting the economic development of the neighborhood since its establishment in 2007. The BID met with over a hundred prospective tenants, brokers, and lenders in 2015 to identify sites that meet office and retail users’ needs. The BID office served as a marketing center for those briefings and presentations. The BID also attended the 2015 International Council of Shopping Centers (ICSC) ReCON conference, where we met with retailers and brokers from around the country to help bring the best retailers nationally to the Capitol Riverfront neighborhood.

RETENTION

The Capitol Riverfront neighborhood has achieved a critical mass of restaurants and other goods and service retail, and the BID has expanded its mission to helping the neighborhood’s new retailers thrive. In the last two years, the BID has sponsored advertisements, promotions, and pamphlets that collectively market the neighborhood’s retailers. The BID also started a retail merchant association, which has forged connections among the neighborhood’s retailers, resulting in more collaboration among Capitol Riverfront retailers and property managers.
New retailers opened in 2015

"Hines Global REIT was attracted to this property because of the long-term stable tenancy, the premium location and the emerging Capitol Riverfront submarket”

–Sherri Schugart, President & CEO, Hines Global REIT

Headquarters announced their move to the Capitol Riverfront in 2015 (National Association of Broadcasters, DC Water)
In 2015, the BID continued to track media coverage of the Capitol Riverfront while increasing social media engagement to a record number—connecting with visitors, retailers, residents, bloggers, and the media to promote the neighborhood via print, television, radio, social media, Metro advertising, and other branding efforts.

PRINT & TV

The Capitol Riverfront was included in over 272 magazine, newspaper, and online articles as well as 8 television and radio segments during 2015. Peak media coverage was driven by new residential development, Nationals Opening Day, announcements of new headquarter offices moving to the neighborhood, and new retail openings.

SOCIAL MEDIA

The Capitol Riverfront’s digital marketing presence has continued to grow through social media platforms and e-marketing. The BID gained 6,500 new Facebook, Twitter, and Instagram followers in 2015 and increased the social media reach to 10.8 million impressions. The Front Page News newsletter featuring Capitol Riverfront development, event, and retail updates was sent to 9,700 readers every other week. The newsletter also included a revamped “Faces of the Front” section to highlight neighborhood retail. The Capitol Riverfront website continued to serve as a source of neighborhood news and information. The BID invested in an extensive website redesign during 2015. The new website will better reflect the dynamic energy of the neighborhood and will be released in early 2016.

MARKETING / PUBLIC RELATIONS

The BID took part in marketing campaigns and events to advertise the Capitol Riverfront to target audiences. For the fourth year in a row, the BID covered the Navy Yard/Ballpark Metro station during June with a summer advertising campaign, “We Do This Every Day”, that promoted the Capitol Riverfront as a place to live, work, and play. The BID’s summer marketing brochure featured a daily guide to movies, concerts, fitness, and special events, and a map that promoted all of the neighborhood retailers. The Capitol Riverfront marketing video, released in January 2015, highlights the convenient lifestyle, accessibility, beautiful open spaces, fun and active year-round programming, great restaurants, and impressive growth of the neighborhood. The video won an International Economic Development Council Excellence Award and an International Downtown Association Achievement Award.
77% increase in social media impressions between 2014-2015

“Few other neighborhoods in the D.C. region..., have as much active construction or as robust a planned pipeline (as the Capitol Riverfront).”

—Washington Business Journal
April 10, 2015
BOARD MEMBERS

THREE YEAR TERM
(Expires 12/2017)

Daryl Jackson
Capitol Hill Tower Coop

Chris Spitz
DRI Development

Stephen Flippin
CSX

Kevin Burns
Monday Properties

John Clark III
Steuart Investments

Mark Cuevas
Velocity Condos

Brandon Flury
Buccini Pollin Group

TWO YEAR TERM
(Expires 12/2016)

Dodd Walker
Akridge

Eric Siegel
Cohen Siegel Investors, LLC

John Wilson
JBG

Amy Phillips
Monument Realty

Brad Fennell
WC Smith

John Begert
MRP Realty

Jonathan Carr
Grosvenor Americas

ONE YEAR TERM
(Expires 12/2015)

Bert Donohoe
Donohoe Real Estate

Ramsey Meiser
Forest City Washington

David Howell
Lerner Enterprises

Mark Brody
The Ezra Company

William Herman
Urban Realty Advisors

Duane Deason
The Efficacy Group

Amelia Zimmerman
Courtyard Marriott

AT-LARGE
STAKEHOLDERS
(Expires 12/2015)

Martin Smith
Barracks Row Main Street

Gregory McCarthy
Washington Nationals Baseball Club

Janell Herring
Washington Navy Yard

Gregory O’Dell
Events DC

Vicki Davis
Urban Atlantic

Brenda Richardson
Earth Conservation Corps

STAFF

Michael Stevens, AICP
President

Tammy Shoham
Vice President of Planning and Development

Dan Melman
Vice President of Parks and Public Realm

Renan Snowden
Planning Manager

Bonnie Wright
Manager of Marketing and Communications

Otis Williams
Director of Parks

Lyndsey Gore
Park Programming and Marketing Coordinator

Jerry Carcamo
Clean and Safe Operations Manager
# FINANCIAL HIGHLIGHTS

For the Year Ended September 30, 2015 (unaudited)

## FINANCIAL POSITION

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<td><strong>Total Assets</strong></td>
<td><strong>1,675,255</strong></td>
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<tr>
<td>Liabilities</td>
<td>512,391</td>
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<tr>
<td>Net Assets</td>
<td>1,162,864</td>
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**Total Liabilities and Net Assets**

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<thead>
<tr>
<th>Amount</th>
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<tbody>
<tr>
<td><strong>1,675,255</strong></td>
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## STATEMENT OF ACTIVITIES

### REVENUES

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<tr>
<th>Description</th>
<th>Amount</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>BID Tax</td>
<td>1,778,993</td>
<td>56%</td>
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<tr>
<td>Yards Park</td>
<td>1,082,217</td>
<td>34%</td>
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<tr>
<td>Canal Park</td>
<td>265,000</td>
<td>8%</td>
</tr>
<tr>
<td>Other</td>
<td>47,215</td>
<td>2%</td>
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**Total Revenues**

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<tr>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td><strong>3,173,425</strong></td>
<td><strong>100%</strong></td>
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### EXPENSES

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<th>Amount</th>
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<tr>
<td>Clean and Safe/Public Realm</td>
<td>587,827</td>
<td>19%</td>
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<tr>
<td>Economic Development/Transportation</td>
<td>480,755</td>
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<tr>
<td>Marketing/PR/Community Building</td>
<td>555,426</td>
<td>18%</td>
</tr>
<tr>
<td>Yards Park</td>
<td>1,016,156</td>
<td>32%</td>
</tr>
<tr>
<td>Canal Park</td>
<td>295,762</td>
<td>10%</td>
</tr>
<tr>
<td>Administration</td>
<td>196,740</td>
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**Total Liabilities and Net Assets**

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<tbody>
<tr>
<td><strong>3,132,666</strong></td>
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**Change in Net Assets**

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<th>Amount</th>
</tr>
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<tbody>
<tr>
<td><strong>40,759</strong></td>
</tr>
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</table>

CLEAN & SAFE TEAM

“You live to learn a lesson”

“Just do it.”

“There is no them. There are only facets of us.”

“You live to learn a lesson”

“Every day is a second chance.”

“One day at a time.”

“A wise man with a hundred dollars is richer than a foolish man with a million dollars.”

Bernard Bynum  SERVICE: 1 YEAR

Jerry Carcamo  SERVICE: 2 YEARS

Deandre Harris  SERVICE: 1 YEAR

Antonio Jordan  SERVICE: 3 YEARS

Jeffrey Malcom  SERVICE: 7 YEARS

Andre Tobe  SERVICE: 8 YEARS
“Knowledge of self must be acquired before true wisdom is attained.”

“The difference between a good day and a bad day is your attitude.”

“Right or wrong.”

“A slow and steady pace wins the race.”

“What’s up bro.”

“We need to learn how to love not hate.”

“Knowledge of self must be acquired before true wisdom is attained.”

“Right or wrong.”

“A slow and steady pace wins the race.”

“What’s up bro.”

“We need to learn how to love not hate.”

2015 Clean & Safe Team Hall of Fame (Jeffrey Malcom, William Wardlaw, Andre Tobe)
2015 marked the continuation of a period of intensive growth in the Capitol Riverfront that will last for at least the next three years. 2015 saw the construction of 10 new apartment buildings, one new office building, three new hotels, and 192,000 square feet of new retail.
RESIDENTIAL CONSTRUCTION BOOMS

There was more new construction in the Capitol Riverfront than in any other DC neighborhood in 2015. New apartment development comprised most of the new development, with 10 new apartment buildings under construction at the close of 2015. The growth also includes three new hotels, one new office building, and 192,000 square feet of new retail. These projects will deliver throughout 2016-2017 and will transform the character of the neighborhood.

RETAIL SUB-DISTRICTS EMERGE

Over the next three years, the amount of retail space in the Capitol Riverfront will almost triple, and much of the new retail will be concentrated in one of three sub-districts. The Yards remains the most developed retail sub-district in the Capitol Riverfront neighborhood today, with a retail mix that includes Harris Teeter, Vida Fitness, 13 restaurants, and more. The Yards will almost double its retail space in the next three years with the addition of Showplace ICON Theater, District Winery, and retail at the base of the three new residential buildings.

DC UNITED FINALIZES STADIUM SITE IN THE CAPITOL RIVERFRONT

In 2015, the District Government acquired land in Buzzard Point for the new DC United stadium. The 20,000-seat DC United Stadium is expected to open in 2018. Located within the Capitol Riverfront, less than half a mile from Nationals Park, the new soccer stadium will intensify the neighborhood’s character as a sports and recreation destination and will bring even more new visitors to the neighborhood each year. The DC United stadium will also be a vital catalyst for the future development of Buzzard Point.

EXISTING & PIPELINE DEVELOPMENT AS A SHARE OF ALL PLANNED NEW DEVELOPMENT IN THE CAPITOL RIVERFRONT

At the start of 2015, the Capitol Riverfront was one-third built-out. By 2018, 60% of the development planned for the neighborhood will be completed.

### 4Q 2015 CAPITOL RIVERFRONT DEVELOPMENT SUMMARY

<table>
<thead>
<tr>
<th>Status</th>
<th>Office SF</th>
<th>Residential Units</th>
<th>Retail SF</th>
<th>Hotel Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing/Completed</td>
<td>7,331,000</td>
<td>3,265</td>
<td>249,000</td>
<td>372</td>
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<tr>
<td>Under Construction</td>
<td>225,000</td>
<td>3,142</td>
<td>192,000</td>
<td>365</td>
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<td>Active Pipeline (2016 Groundbreaking)</td>
<td>283,000</td>
<td>2,662</td>
<td>246,000</td>
<td>0</td>
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<td>Planned1</td>
<td>4,744,000</td>
<td>5,542</td>
<td>481,000</td>
<td>525</td>
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<tr>
<td>Totals</td>
<td>12,583,000</td>
<td>14,611</td>
<td>1,168,000</td>
<td>1,262</td>
</tr>
</tbody>
</table>

1 Reflects sum total of planned development on remaining undeveloped parcels in the Capitol Riverfront

Source: Capitol Riverfront BID 4Q 2015
2015 DEVELOPMENT MAP

For more information about planned development go to www.capitolriverfront.org

Properties as of December 2015

RESIDENTIAL MIXED-USE

1. 2 Eye
   Crescent Communities/RCP Development
   Residential: 375 apt. units
   Retail: 3,000 SF

2. 70 Capitol Yards
   JP Morgan Asset Management
   Residential: 448 apt. units

3. 100 Capitol Yards
   JP Morgan Asset Management
   Residential: 246 apt. units

4. ORE 82
   Greystar/RCP Development
   Residential: 227 apt. units
   Retail: 6,000 SF

5. Agora
   WC Smith
   Residential: 336 apt. units
   Retail: 35,000 SF

6. The Garrett
   WC Smith
   Residential: 375 apt. units
   Retail: 15,000 SF

7. Park Chelsea
   WC Smith
   Residential: 429 apt. units

8. 909 Half Street
   Ruben Companies
   Residential: 383 units
   Retail: 25,000 SF

9. 909 Capitol Yards
   JP Morgan Asset Management
   Residential: 237 apt. units
   Retail: 6,000 SF

10. 1000 South Capitol
    Lerner
    Residential: 300-330 apt. units

11. Parc Riverside Phase II
    Toll Brothers
    Residential: 309 apt. units

12. Parc Riverside
    Toll Brothers
    Residential: 287 apt. units

13. Velocity
    Residential: 200 condo units
    Retail: 2,000 SF

    Residential: 344 co-op units
    Retail: 9,500 SF

15. 41 L Street
    MRP Realty
    Residential: 130 condo units
16. Onyx On First  
JP Morgan Asset Management  
Residential: 266 apt. units

17. Insignia on M  
Donohoe/Metlife  
Residential: 324 apt. units  
Retail: 11,000 SF

18. Ten Van  
Monument Realty  
Residential: 170 condo units

19. 1244 South Capitol  
JBG  
Residential: 291 apt. units  
Retail: 24,000 SF

20. West Half  
JBG  
Residential: 405-455 units  
Retail: 55,000 SF

21. East Half  
Jair Lynch  
Residential: 440 units  
Retail: 60,000 SF

22. F1RST  
Grosvenor Americas  
Residential: 325 apt. units  
Retail: 26,000 SF

23. Dock 79  
MRP Realty  
Residential: 305 apt. units  
Retail: 19,000 SF

24. Square 769N  
DCHA/Urban Atlantic/Forest City  
Residential: 179 apt. units  
Retail: 5,000 SF

25. Capitol Quarter I & II  
DCHA/EYA  
Residential: 323 townhomes

26. 400 M  
DCHA/Urban Atlantic/Forest City  
Residential: 138 apt. units

27. Carroll Apartments  
DCHA  
Residential: 60 apt. units

28. Twelve12  
Forest City Washington  
Residential: 218 apt. units  
Retail: 88,000 SF

29. Foundry Lofts  
Forest City Washington  
Residential: 170 apt. units  
Retail: 10,000 SF

30. Arris  
Forest City Washington  
Residential: 327 apt. units  
Retail: 19,000 SF

31. Parcel O Condominium  
PN Hoffman  
Residential: 138 condo units  
Retail: 11,000 SF

32. Parcel O Apartment  
Forest City Washington  
Residential: 191 apt. units  
Retail: 6,600 SF

33. Capper Seniors  
DCHA/Urban Atlantic  
Residential: 162 apt. units

34. The Bixby  
DCHA/Urban Atlantic  
Residential: 195 apt. units

35. 801 Virginia Ave SE  
Northfield Development  
Residential: 22 condo units

36. 818 Potomac Ave  
818 Potomac Ave SE LLC  
Residential: 61 condo units

37. 1333 M Street Phase I  
Cohen Siegel Investors, LLC  
Residential: 218 apt. units

COMMERCIAL

38. 200 I  
DC Govt./StonebridgeCarras  
Office: 350,000 SF

39. 1015 Half  
Prudential  
Office: 379,000 SF  
Retail: 21,000 SF

40. Courtyard by Marriott  
Chesapeake Lodging Trust  
Hotel: 204 Rooms  
Retail: 4,000 SF

41. 20 M  
Lerner  
Office: 181,000 SF  
Retail: 10,000 SF

42. Homewood Suites  
KCG 50 M LLC  
Hotel: 195 rooms  
Retail: 4,900 SF

43. 80 M  
Columbia Property Trust  
Office: 285,000 SF

44. 100 M  
Lionstone  
Office: 230,000 SF  
Retail: 12,500 SF

45. Federal Gateway I  
WC Smith  
Office: 279,000 SF  
Retail: 19,000 SF

46. One M  
Monument Realty  
Office: 116,000 SF  
Retail: 4,300 SF

47. Public Storage  
Brandywine/Akrider  
Office: 250,000 SF  
Retail: 20,000 SF

48. 25 M  
Skanska  
Office: 225,000 SF  
Retail: 11,000 SF

49. 55 M  
Hines  
Office: 254,000 SF  
Retail: 15,000 SF

50. 99 M  
The Buccini/Pollin Group  
Hotel: 168 rooms

51. Marriott Residence Inn  
Grosvenor Americas  
Hotel: 170 rooms

52. Hampton Inn  
The Buccini/Pollin Group  
Hotel: 168 rooms

53. Showplace ICON Theater  
Forest City Washington  
Entertainment: 65,000 SF

54. DC Water Headquarters  
DC Water  
Office: 167,000 SF

55. Potomac Investment Properties  
Office: 276,000 SF  
Retail: 3,000 SF

56. U.S. Dept. Of Transportation  
JBG  
Office: 1,350,000 LSF  
Retail: 1,200 SF

57. Boilermaker Shops  
Forest City Washington  
Retail: 33,540 SF  
Office: 11,000 SF

58. Lumber Shed  
Forest City Washington  
Retail: 17,350 SF  
Office: 17,350 SF

59. District Winery  
Forest City Washington  
Retail: 16,000 SF

60. Maritime Plaza I & II  
COPT  
Office: 457,000 SF

61. 1900 Half St SW  
Douglas Development  
Office: 478,000 SF

62. 2100 2nd Street SW  
Monday Properties  
Office: 592,000 SF

63. Washington Navy Yard  
Office: 2.2 million SF

COMMUNITY BUILDINGS

64. Capper Carrollsburg  
Community Center  
DC Housing Authority

65. Van Ness  
Elementary School  
DCPS

66. The Car Barn  
National Community Church
More residential units were under construction in the Capitol Riverfront during 2015 than in any other neighborhood in DC. The Capitol Riverfront is projected to be DC’s fastest-growing neighborhood for the next three years and by 2018, the neighborhood’s residential stock will grow by 166%. Ten new apartment buildings (3,142 units) were under construction in the Capitol Riverfront as of 4Q 2015, with another seven apartment buildings (1,811 units) and seven condominium buildings (around 850 units) expected to break ground in 2016. When today’s pipeline delivers in 2018, there will be almost 8,700 residential units in the Capitol Riverfront, and the neighborhood’s population is estimated to grow from 4,800 in 2015 to 9,800 in 2018.

The Capitol Riverfront’s market fundamentals remain strong as new units come online. The average effective rent for apartments in the Capitol Riverfront was $2.77/SF in 3Q 2014, with the newest properties achieving top-of-market rents of over $3.20/SF. The Capitol Riverfront apartments that were in lease-up during 2014 and 2015 maintained strong absorption rates of 24 units/month.

The number of affordable housing units in the Capitol Riverfront is increasing with this wave of new apartment development. By 2018, there will be 340 additional units in the neighborhood’s affordable housing inventory, bringing the total affordable housing inventory to 935 units or 10% of the neighborhood’s total projected housing inventory in 2018. Most of the apartment buildings under construction and in the pipeline include between 5%-20% affordable units in their residential mix.

“Now much of the promise has arrived. More apartments are going up in the neighborhood around Nationals Park than perhaps anywhere else in the Washington area.”

—The Washington Post, April 10, 2015
THE CAPITOL RIVERFRONT HAS A CRITICAL MASS OF RETAIL with many more restaurants and other retail coming soon. As of 2015, over 250,000 SF of retail space was open in the Capitol Riverfront, including Harris Teeter, Vida Fitness, 32 restaurants, and 25 other retailers. Ten retailers opened in the Capitol Riverfront in 2015, including six new restaurants, Banfield Pet Hospital, Hugh & Crye, and Pacers Running.

The Capitol Riverfront is experiencing its largest wave of new retail development in the neighborhood’s history. Almost 192,000 SF of retail was in construction during 2015, with another 246,000 SF expected to break ground during 2016. Two new retail anchors, Whole Foods and Showplace ICON Theater, will soon join existing anchors Harris Teeter and Vida Fitness. District Winery and Circa will be the next two destination restaurants to open in the neighborhood. San Francisco-based Philz will open its first coffee shop outside of California in the Yards in 2016. And there is much more new retail that has yet to be announced throughout the neighborhood.

The neighborhood’s hospitality sector is growing rapidly and the number of hotel rooms in the neighborhood will grow by 260% by 2017. There were three hotels under construction in 2015: Hampton Inn, Marriott Residence Inn, and Homewood Suites. The Capitol Riverfront is a particularly compelling location for new hotel development because of the activity surrounding the Ballpark; convenient access to Metro; proximity to downtown, Union Station, and Regan National Airport; vibrancy of the neighborhood; and relative under-supply of hotel rooms.

Most of the new retail and hospitality is concentrated in three nodes: around the Ballpark, along New Jersey Avenue SE, and in The Yards. The area around the Ballpark will have almost 200,000 SF of new retail and three new hotels. Whole Foods and Insignia on M are currently under construction and anchor New Jersey Avenue with a total of 46,000 SF of retail. The Yards welcomed five new retailers and had another 19,000 SF of retail under construction in 2015, with a movie theater, winery, marina, and additional ground floor retail breaking ground in 2016.
THERE ARE ALMOST 4.8 MILLION square feet of private office space in the Capitol Riverfront, and the office space in the neighborhood offers a premium location at discount prices. Located just five blocks to the south of the US Capitol with direct access to I-295 and I-395 and Metrorail’s Green Line (Navy Yard/Ballpark station), the Capitol Riverfront offers all of the urban amenities of the District with office space priced 15% below average asking rents in DC and 20% below Class A average asking rents in DC. Occupancy rates for Class A office space in the Capitol Riverfront exceed 90%. The US Navy and Department of Transportation are the two largest employers in the neighborhood and federal contractors that serve these agencies represent the largest share of tenants that fill the Capitol Riverfront’s private office space.

The tenant composition of the Capitol Riverfront office market is diversifying. Once home primarily to GSA tenants and contractors, the Capitol Riverfront is attracting a new wave of office tenants, including media companies, associations, and non-profits. CBS Radio, National Association of Broadcasters, National Labor Relations Board, Michigan State University, and The Trust for Public Land have all signed leases in the Capitol Riverfront in the last 24 months. The Capitol Riverfront’s office market is home to a healthy mix of Fortune 500 companies, non-profits, and government agencies.

The Capitol Riverfront’s office inventory is growing and the neighborhood has captured 20% of the District’s office absorption for the past two years. 99M, Skanska’s 225,000 Class A office building, started construction in 2015. National Association of Broadcasters and DC Water announced that they will move their headquarters to the Capitol Riverfront, and both new buildings will begin construction in 2016.

“This we have been involved in the re-development of this area for more than ten years and having NAB commit to One M Street confirms that this neighborhood has arrived.”

–Michael Darby, Monument Realty

EMPLOYEE PROFILE

DAYTIME EMPLOYEES: 34,000

BELOW THE AGE OF 35 38%

HAVE BACHELORS DEGREE OR HIGHER: 80%

LIVE IN:

40% District of Columbia
32% Virginia
27% Maryland

WHO WORKS IN THE CAPITOL RIVERFRONT?

MEDIA: CBS Radio • National Association of Broadcasters  NAVAL CONTRACTORS: Alion • BAE • Batelle • Booz Allen Hamilton • CACI International • CSC Advanced Marine Center • Gryphon Technologies • Huntington Ingalls Industries • L-3 Services • Lockheed Martin • ManTech International • Northrop Grumman • Perot Systems • Tech-Marine Business, Inc.  TRANSPORTATION CONSULTANTS: Kittelson & Associates • Parsons • Rummel Kleper & Kahl • URS Corporation  FEDERAL AGENCIES: Washington Navy Yard and NAVSEA • Bureau of Land Management • National Labor Relations Board • Federal Aviation Administration • US Department of Transportation  DISTRICT AGENCIES: District Department of Transportation • DC Water • DC Commission on the Arts and Humanities • DC Office of the Chief Technology Officer • DC Child and Family Services  REAL ESTATE: Forest City Washington • WC Smith  NON-PROFITS AND ASSOCIATIONS: Capitol Riverfront BID • Court Appointed Special Advocates for Children DC • Living Classrooms • Earth Conservation Corps
DEVELOPMENT TIMELINE

1995 - 2006

**Base Realignment and Closure (BRAC)** decision consolidates Naval Sea Systems Command (NAVSEA) to Navy Yard campus.

DC Housing Authority receives federal HOPE VI grant to rebuild the Arthur Capper Carrollsburg development.

**Anacostia Waterfront Initiative Framework Plan** completed and adopted by DC Council.

GSA selects Forest City to develop **42-acre Southeast Federal Center** into The Yards, a master-planned neighborhood.

**Baseball returns to Washington**, site selected and construction begins on new ballpark.

**Courtyard Marriott** opens as the first hotel in the Capitol Riverfront.

2007

**Capitol Riverfront Business Improvement District created** and the Clean & Safe Team crew begins work.

**20 M** delivers and **55 M Street**, 909 at Capitol Yards, and Velocity Condos begin construction.

**US Dept. of Transportation headquarters**, built by JBG, opens.

2008

**Nationals Park opens** for the inaugural season of Nationals baseball welcoming 2 million fans to the Capitol Riverfront.

**55 M Street** delivers as the first office building on Half Street, as well as Velocity, the neighborhood’s first condominium, the apartments at 909 at Capitol Yards, and the first blocks of Capitol Quarter townhomes.

The Capitol Riverfront hosts **Artomatic** in **55 M Street**, a six-week arts festival that brings over 75,000 people to the neighborhood.

2009

**Delivery of residential and office continues** with 100 and 70 at Capitol Yards, Onyx on First, and 100 M St. Construction begins on Capitol Quarter townhomes and Diamond Teague Park.

**Diamond Teague Park and Piers open**. It is the first new city-owned park built in decades.

2010

Yards Park opens as a 5 1/2-acre award-winning riverfront park with interactive water features, open lawn space, unique sculptural pedestrian bridge, and landscaped gardens. The Capitol Riverfront BID becomes the only DC BID to manage and program a District-owned park.

2011

**75,000 SF of retail leases signed** including Bluejacket Brewery, Kruba Thai & Sushi, and Harris Teeter.

125 presentations made by the BID to potential tenants and investors.

Yards Park hosted **120 events** including festivals, corporate fundraisers, weddings, and the 15-week Friday Night Concert series.

**Foundry Lofts, 1015 Half Street, and Capitol Quarter Phase II deliver.** Lot 38 Espresso opens.

2012

**Canal Park** breaks ground.

Capitol Riverfront BID celebrates **5th anniversary**.

95% of all residential units are leased or sold. Capitol Quarter Phase I of 160 homes completed.

Nearly **200,000 SF of office leases signed.**
Canal Park and ice rink open, a unique three-block urban park and model of environmental sustainability with an iconic light cube, water fountains, sculptures, storm water retention, and geothermal systems.

200 I Street opens with 1,200 employees and an art gallery.

Nearly 1,000 new residential units, the Boilermaker Shops, and Lumber Shed building under construction.

Capitol Riverfront population approaches 4,000 and Washington Nationals are National League East Champions.

Yards Park wins ULI Urban Open Space Award.

2014

Harris Teeter, Capitol Riverfront's first full-service grocery store, opens.

2015

10 apartment buildings (3,142 units), 3 hotels (Hampton Inn, Homewood Suites, Marriott Residence Inn), and one office building (99 M) under construction.

Nationals Park hosts the National Hockey League's Winter Classic.

Van Ness Elementary School opens and welcomes its first Pre-K and Kindergarten classes.

50,000+ fans attend the BID's Summer Friday Night Concert Series in Yards Park.

2016 - 2018

Apartments continue to deliver, including Park Chelsea, Dock 79, Insignia on M, Arris, The Bixby, and ORE 82 in 2016; Agora, 909 Half Street, FIRST, and 1244 South Capitol.

Seven new condominium buildings begin construction. (2016)

Whole Foods opens at the Agora. (2017)

Capitol Riverfront population grows to over 8,000 residents. (2017)

DC United Stadium opens on Buzzard Point. (2018)


Nationals Park hosts Major League Baseball’s All-Star Game. (2018)