



# UP TO 825,000 RSF IN THE HEART OF WASHINGTON'S CAPITOL RIVERFRONT DISTRICT

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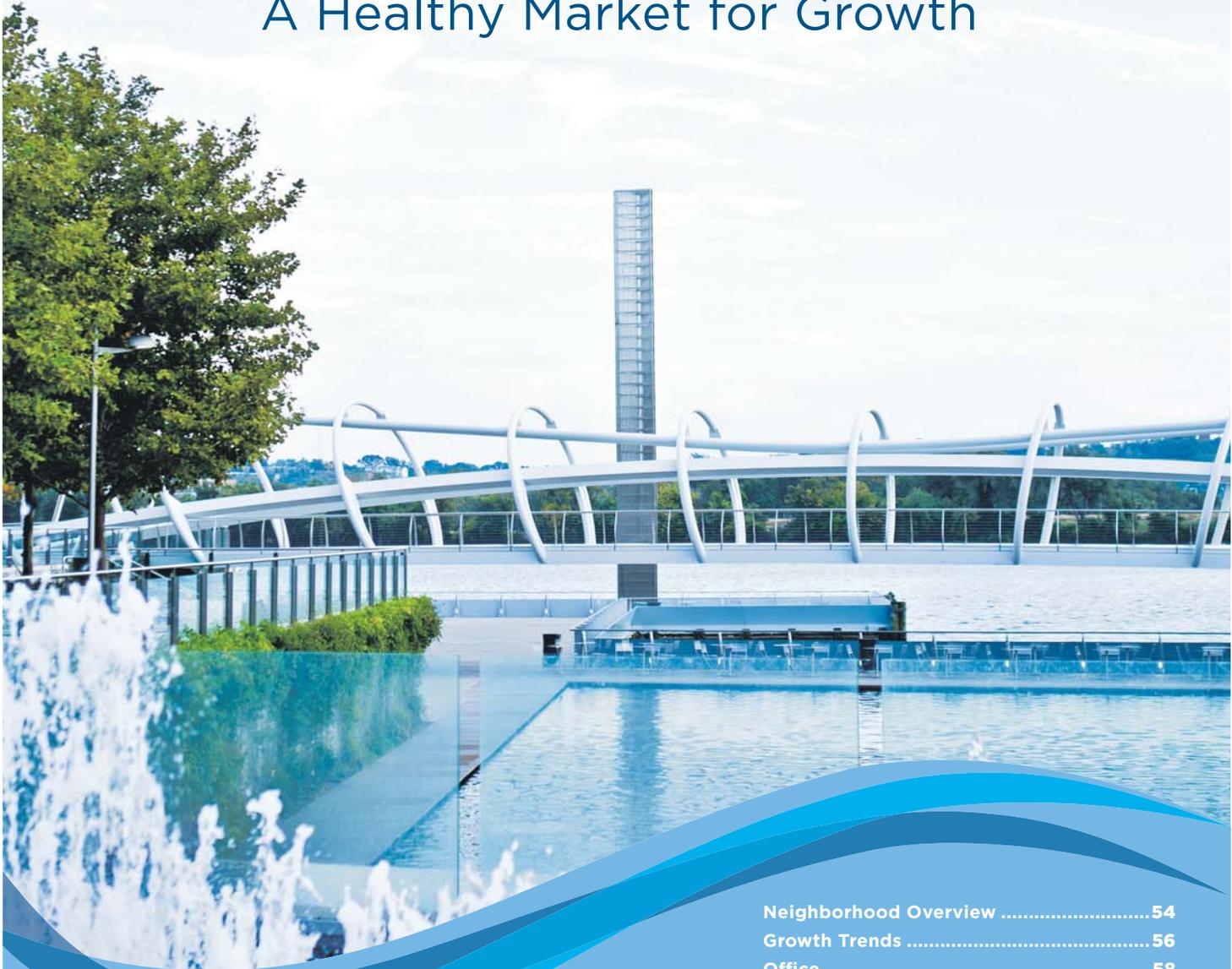


 **DRI** DEVELOPMENT SERVICES, LLC  
 JAMESTOWN



# CAPITOL RIVERFRONT

A Healthy Market for Growth



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Forest City Washington's The Yards project is a 42-acre master-planned community within the Capitol Riverfront neighborhood.

## EST. 2007

### CAPITOL RIVERFRONT BID

The Capitol Riverfront Business Improvement District (BID) was established in 2007 as a response to the neighborhood's rapidly changing conditions and has been providing management services for the past seven years. The BID's management services include the Clean & Safe Teams; economic development; office and retail attraction; marketing; PR & branding; research and information collection; transportation and infrastructure analysis; community building; parks and public realm management; and advocacy on behalf of the entire neighborhood.

The Capitol Riverfront will continue to grow and evolve as a neighborhood and community over the next twenty years and a vision will have been achieved. Public and private investment will result in additional construction and bring forth a new cityscape with office, residential, retail, restaurants, entertainment, public spaces, and access to the river.

The BID's mission is to help guide and manage this new growth towards a vibrant new mixed-use community, all while managing the public realm and providing place-making of the highest quality.

# CAPITOL RIVERFRONT: A NEW NEIGHBORHOOD ON THE RIVER

Over the past 15+ years, a new community has been developing on the banks of the Anacostia River just five blocks south of the US Capitol – the 500-acre Capitol Riverfront neighborhood.

With an ultimate build-out of approximately 37 million square feet (SF), the Capitol Riverfront has to date achieved 12.5 million SF of mixed-use development, or 34% of its projected build-out scenario. This new development includes office, residential, retail, hotel, sports facilities, and three new parks.

The Capitol Riverfront currently has over 32,000 employees and over 4,200 residents, so it is safe to say that the neighborhood has arrived and is now experiencing another growth cycle. Approximately 1,600 residential units are currently under construction, a 168-key Hampton Inn & Suites is underway, two more hotels will break ground next year, and two grocery stores are under construction. Approximately 13 restaurants have opened in the last three years, with more retail to come. Four more restaurants will open by year's end, as will the much-anticipated VIDA Fitness and Harris Teeter.

The transformation of the Capitol Riverfront is one of the most significant waterfront redevelopments occurring in the country. As little as 20 years ago, the neighborhood was considered a light manufacturing and industrial "backyard" of the District with an all but forgotten riverfront. The major anchor at that time was the historic Navy Yard, a 120-acre campus that has been home to the US Navy since 1799. Concrete and asphalt manufacturing plants, an incinerator site, oil storage tanks, a recycling center, a Pepco electrical generation plant and substation, and auto repair shops created much of the industrial landscape.

The physical changes to the neighborhood have been dramatic. Former industrial uses have been demolished or repurposed, and the neighborhood is being rebuilt as a high-density, mixed-use community with Metro access and two miles of riverfront. New parks create a sense of place, identity, and community where none had previously existed, and also provide access to the riverfront.

This redevelopment has not happened by chance and is the result of numerous public/private partnerships that have invested



over \$4 billion in the neighborhood. The Capitol Riverfront was planned as a part of the 2003 Anacostia Waterfront Initiative (AWI) Framework Plan, which put forth the vision of a clean and usable Anacostia, new communities adjacent to the river, rebuilt infrastructure, and a riverwalk trail and parks connecting people to the river and a string of destinations.

Other significant economic development forces have also shaped the Capitol Riverfront:

- The 1995 BRAC process brought NAVSEA and 8,000 employees from Northern Virginia to the Navy Yard campus, sparking a new wave of office construction to house the maritime divisions of defense contractors.

CONTINUED ON PAGE 55

QUESTION & ANSWER WITH...

# Michael Stevens, Capitol Riverfront BID President



“I saw an area going through rapid change that needed management services to help guide that growth and deal with issues which were emerging.”

**QUESTION:** What was the driving force behind the creation of the Capitol Riverfront BID?

**ANSWER:** I saw an area going through rapid change that needed management services to help guide that growth and deal with issues which were emerging.

**QUESTION:** What are the competitive advantages of the Capitol Riverfront neighborhood?

**ANSWER:** I would say there are multiple advantages—proximity to the U.S. Capitol and Capitol Hill, great transportation options including the Green Line, a waterfront and world class parks. And now, neighborhood support retail, such as restaurants, grocery stores and health clubs.

**QUESTION:** What is your favorite place/space in the neighborhood?

**ANSWER:** Yards Park and the Riverwalk Trail, especially on a Friday night.

**QUESTION:** What has been your favorite moment in the Capitol Riverfront?

**ANSWER:** My favorite moment has been the opening weekend of Yards Park, including the Saturday night fireworks display over the Anacostia River. Meeting the Dalai Lama in Yards Park was pretty special as well.

**QUESTION:** What is the most significant change you've seen in the Capitol Riverfront over the years?

**ANSWER:** I would have to say two things actually: First, the growth of the residential population, which has certainly been influenced by two world class parks that have branded the neighborhood as family-friendly. Second, the retail that has been leased or developed over the past two years: two grocery stores, twenty restaurants, a health club, and more.

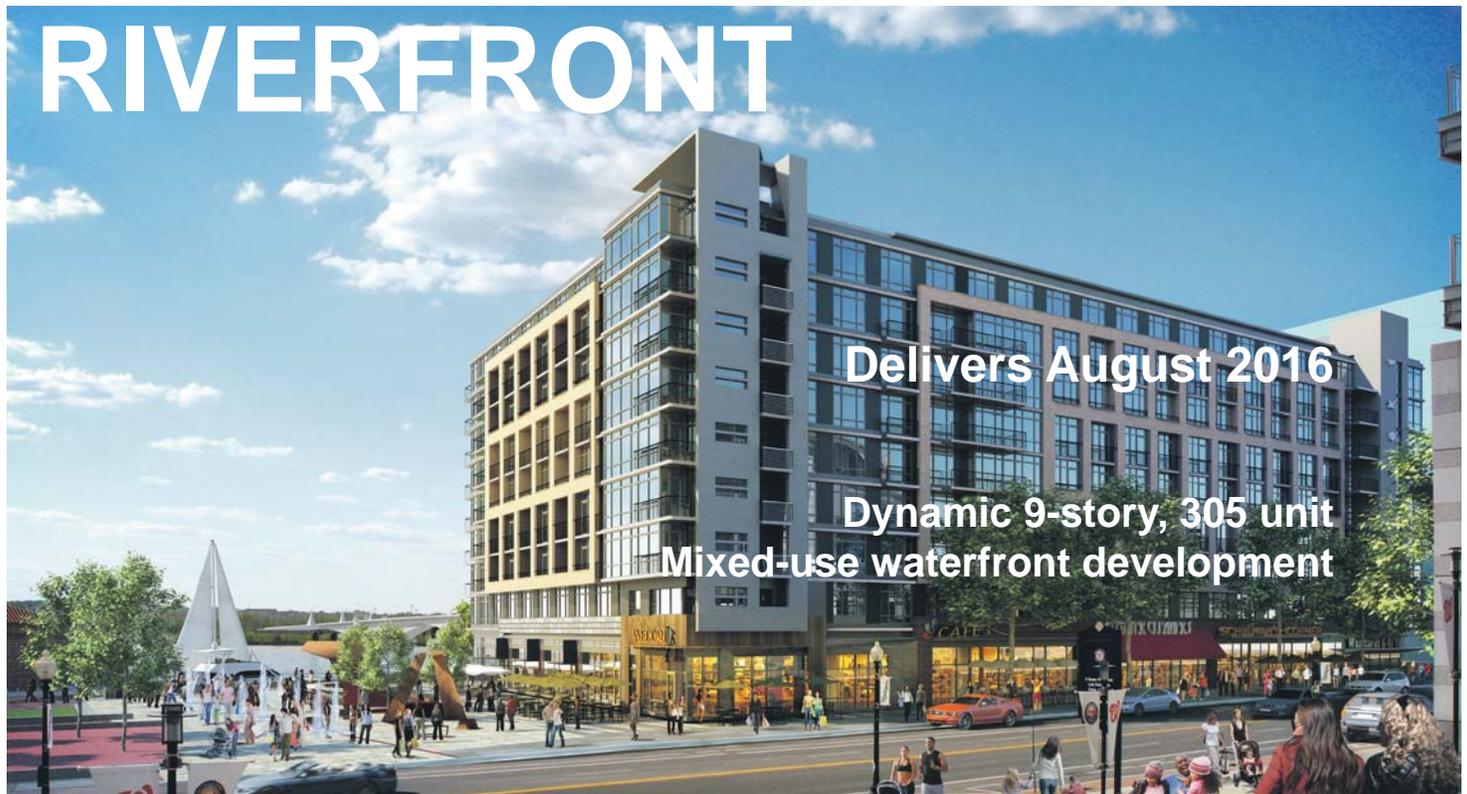
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■ In 2003 the US Department of Transportation (DOT) decided to relocate from L'Enfant Plaza to the Capitol Riverfront and a 2 million SF office building housing 7,000 DOT employees opened in 2007.

■ Forest City Washington was selected in 2003 to be the developer of the 42-acre Southeast Federal Center site. Phase I of the Yards project is well underway with almost 400 apartment units, nine restaurants, Vida Fitness, Harris Teeter, and Forest City Washington's offices built. Like the rest of the Capitol Riverfront neighborhood, the Yards is one-third built-out today, with active construction underway.

■ A HUD HOPE VI grant in 2003 to the DC Housing Authority funded the demolition of the Arthur Capper Carrollsburg public housing complex, and Phase I of its reconstruction as a blended income neighborhood is complete.

■ In 2005, Major League Baseball returned to Washington and the Capitol Riverfront was chosen as the home for the new Nationals Ballpark. The stadium opened in 2008 and has “mentally mapped” and branded the neighborhood in the region while attracting millions of baseball fans.



# RIVERFRONT

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Florida Rock Properties, Inc.  
FRP Development Corp.



# DECADE OF HEALTHY GROWTH

What a difference a decade makes. Ten years ago, George W. Bush was in the first term of his presidency, Facebook launched to the public, and the Capitol Riverfront neighborhood was but a vision in the minds of city planners and developers. In the intervening ten years, the District's population has grown by over 80,000 residents and new neighborhoods, including the Capitol Riverfront, have emerged to capture this growth. Since 2004, approximately 3,000 residential units, 200,000 SF of retail, 2.75 million SF of office space, a 204-key hotel, two world-class parks, and a baseball stadium have been built in the Capitol Riverfront neighborhood.

It's been a decade of transformation for the Capitol Riverfront, and there is more on the way. The neighborhood is in the midst of the largest residential construction boom in its history, and almost 3,300 units are expected to deliver in the next three years, doubling the neighborhood's residential stock. When DC United's new soccer stadium is built in Buzzard Point, it will catalyze the redevelopment of the westernmost part of the Capitol Riverfront neighborhood. And the opening of Harris Teeter, Whole Foods, and Vida Fitness will anchor additional new retail opportunities in the neighborhood.

The Capitol Riverfront neighborhood is currently one-third built-out, and by 2017, half of the total development planned for the neighborhood will be complete. This new development will transform the built form of the neighborhood and its character. There are 7.3 million SF of office space in the Capitol Riverfront and for the last decade, office was the predominant asset class in the neighborhood. The office market is half built-out while

## ANNUAL INVENTORY GROWTH BY PRODUCT TYPE IN THE CAPITOL RIVERFRONT (2004-2017)

INVENTORY GROWTH	OFFICE	RETAIL	RESIDENTIAL	HOTEL
TRENDS	SF	SF	UNITS	KEYS
Avg. Annual Growth (2004-2014)	275,467	19,820	331	20
Projected Avg. Annual Growth (2015-2017)	75,667	47,925	969	178

Source: Capitol Riverfront BID

## 2Q 2014 CAPITOL RIVERFRONT DEVELOPMENT SUMMARY

STATUS	OFFICE	RETAIL	RESIDENTIAL	HOTEL
	SF	SF	UNITS	KEYS
Existing/Completed	7,353,510	200,000	2,976	204
Under Construction	0	148,000	1,577	165
Planned <sup>1</sup>	7,251,780	632,000	7,428	1,086
<b>Total</b>	<b>14,605,290</b>	<b>980,000</b>	<b>11,981</b>	<b>1,455</b>

Source: Capitol Riverfront BID 2Q 2014

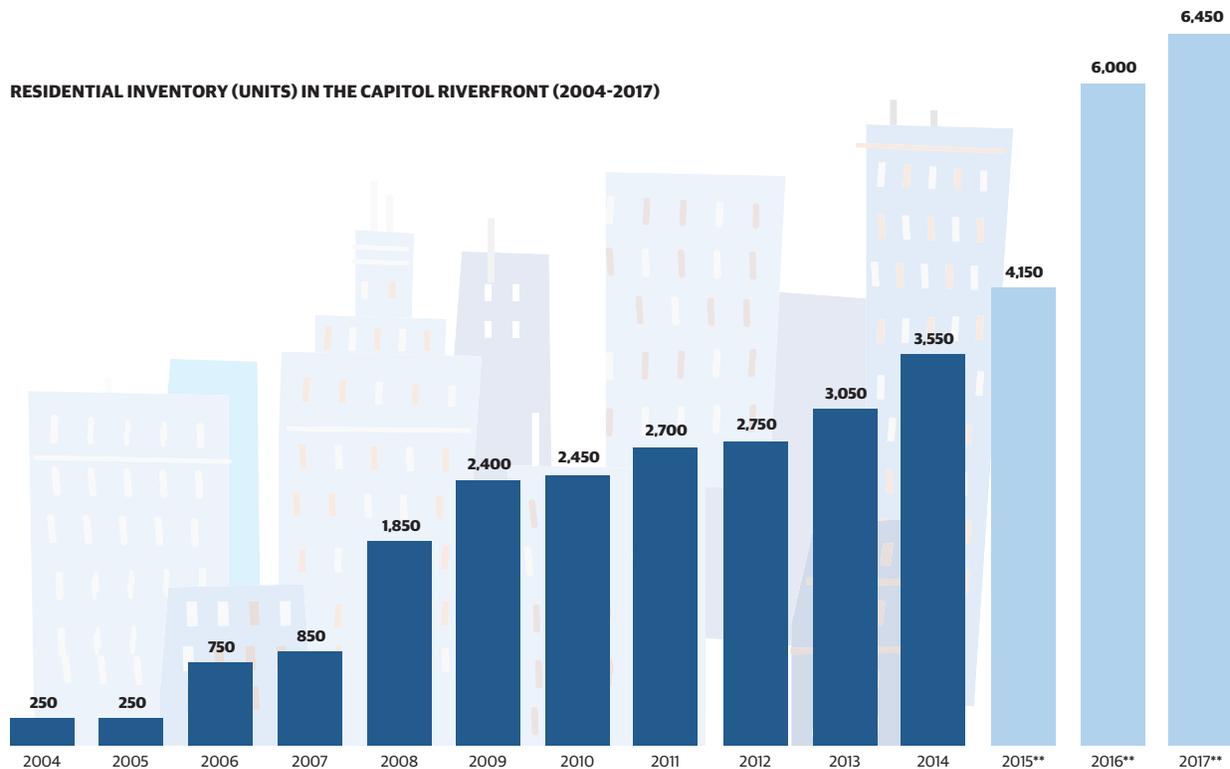
<sup>1</sup> Planned development reflects the square footage allowed by right on lots where a building program has not yet been determined

other asset classes have delivered between 16% and 24% of their total projected development. When today's development fully delivers (by 2017), the neighborhood will be 50% built-out across all asset classes. Today's development is making the Capitol Riverfront a more balanced place – a neighborhood that is vibrant during the day, at nights, and on the weekends; a neighborhood that serves young professionals, families, empty nesters, and those in-between; a neighborhood with strong civic infrastructure and compelling open spaces. And

most importantly, a neighborhood in which there is still much room for growth.

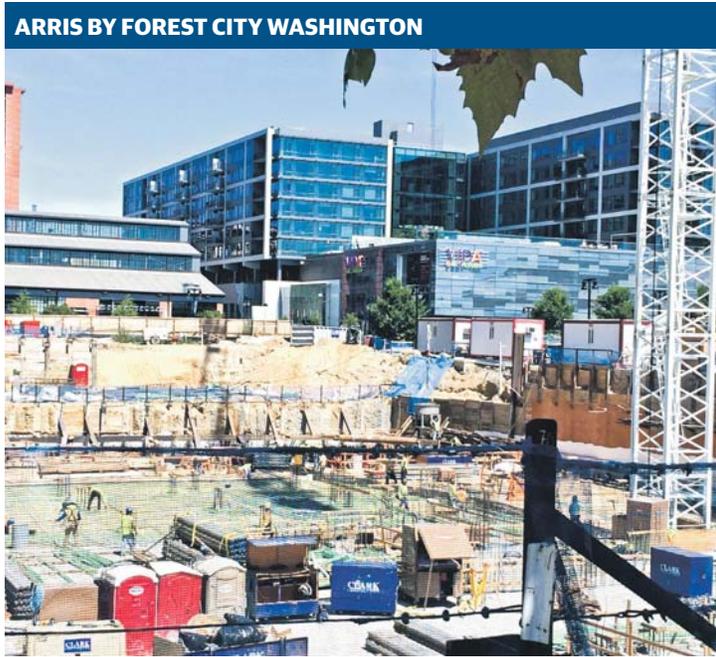
At build-out, the Capitol Riverfront should have approximately 80,000 employees in 15 million SF of office space; approximately 20,000 residents living in 12,000 residential units; 1,500 hotel rooms; and over 600,000 SF of neighborhood support retail; the Nationals Ballpark; the DC United soccer stadium; four new parks; and the Anacostia Riverwalk Trail system.

## RESIDENTIAL INVENTORY (UNITS) IN THE CAPITOL RIVERFRONT (2004-2017)



Source: Capitol Riverfront BID; \*\* Projected

# IN THE CAPITOL RIVERFRONT



Under construction at 4th and Tingey St SE



Under construction at 1st and N St SE



1015  
HALF STREET

1015 HALF STREET IS PLEASED TO WELCOME THE FOLLOWING NEW TENANTS AND ANNOUNCE OUR NEWEST AMENITY, BONCHON



Opening  
Spring 2015

WITH THANKS TO

Craig Estey, Peter Brohoski & Mary Catherine Washo of DTZ

Mike Sullivan & Matt Garcell of CBRE

Joe Pilch of Avison Young



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Scott.Killie@cassidyturley.com | Patrick.Mahady@cassidyturley.com  
Matthew.Venos@cassidyturley.com | Callie.Clemons@cassidyturley.com

Opportunities Available:

195,000 SF of Office Space | 2,000-6,500 SF of Retail Space

# OFFICE



## 99M STREET

### The next new office building in the Capitol Riverfront

Skanska's 99 M Street SE is fully designed and they are pursuing the necessary building permits. A final decision on an official construction start date will be made later this fall. 99 M Street will be a 234,000 SF Class A office building, designed to LEED Gold, located at the corner of 1st and M Streets SE. There will be approximately 11,000 SF of ground floor retail/restaurant space with 10 floors of trophy-quality, efficient office space above. Amenities include a tenant-only health club and locker facility, rooftop terrace with covered and outdoor collaborative areas, secure bicycle storage and maintenance station, electric car-charging station, building Wi-Fi and cellular repeater system.

99 M will be the northernmost anchor of the Grosvenor-McCaffrey-Skanska redevelopment of Square 701, which, in addition to the new office building, includes a 285-unit apartment building, 170-key hotel, and another 35,000 SF of retail space. Buccini/Pollin's 168-key Hampton Inn is currently under construction at the southern end of the block at the intersection of 1st and N Streets SE. 99M is located on the same block as the Green Line Metrorail Ballpark/Navy Yard entrance and is less than five blocks away from Capitol Hill.

Skanska's Rob Ward believes the Capitol Riverfront neighborhood is ripe for new office space because of its proximity to Capitol Hill and downtown Washington, DC in addition to being at the center of what is becoming the next entertainment district with a rapidly growing retail base and residential population along the waterfront.

Skanska believes that this location is ideal for associations, non-profits, advertising, media, and technology companies in addition to the existing tenant base.

For more information about leasing, contact Lincoln Property Company (office leasing) at 202.513.6700 or McCaffery Interests (retail leasing) at 703.351.9500.



1015 HALF STREET

## CAPITOL RIVERFRONT BID: THE BEST SOURCE FOR CURRENT MARKET DATA

The Capitol Riverfront BID provides reliable, accurate, and current information on the latest real estate trends and transactions in the Capitol Riverfront. As the marketing clearinghouse for the neighborhood, the BID works with developers to attract tenants to the Capitol Riverfront and provides investors with the market intelligence used in their due diligence. In 2013, the BID hosted 120 information sessions for brokers, investors, retailers, and entrepreneurs interested in taking their business to the Capitol Riverfront. The BID team also travels regionally and nationally to conferences and trade shows to pitch the Capitol Riverfront as the best location for new office, residential, retail, and hospitality projects in the District of Columbia.



The Capitol Riverfront BID provides prospective tenants of 1015 Half Street with a neighborhood briefing.

# ADVANTAGE



US DEPARTMENT OF TRANSPORTATION

## CAPITOL RIVERFRONT OFFICE TENANTS

The Capitol Riverfront is home to some of the biggest names in business, communications, engineering, information technology, real estate, government, media, manufacturing, and associations.

### INFORMATION TECHNOLOGY & ENGINEERING

- Alion
- AT&T Government Services
- BAE
- Batelle
- Booz Allen Hamilton
- CACI
- The Columbia Group
- Gryphon Technologies
- L-3 Services
- Lockheed Martin
- ManTech International
- Northrop Grumman
- Parsons
- Perot Systems
- Tech-Marine Business, Inc.

### FEDERAL GOVERNMENT AGENCIES

- Washington Navy Yard – NAVSEA – Naval Sea Systems Command
- Bureau of Land Management
- National Labor Relations Board
- Federal Aviation Administration
- Department of Transportation

### DC GOVERNMENT AGENCIES

- District Department of Transportation (DDOT)
- DC Water
- DC Commission on the Arts and Humanities (DCCA)
- DC Office of the Chief Technology Officer (OCTO)
- DC Child and Family Services (CFSA)

### MANUFACTURING

- Austal USA
- Huntington Ingalls Industries

### MEDIA

- CBS Radio

### REAL ESTATE

- Forest City Washington
- WC Smith

### ASSOCIATIONS & NON-PROFITS

- Capitol Riverfront BID
- Congressional Hispanic Caucus Institute
- Court Appointed Special Advocates for Children (CASA) DC
- Earth Conservation Corps
- Living Classrooms

## WHO WORKS IN THE CAPITOL RIVERFRONT?

Over 32,000 employees work in the Capitol Riverfront, and the neighborhood attracts young, highly educated employees. In April 2014, the Capitol Riverfront BID surveyed 344 office employees who work in the Capitol Riverfront. According to the BID's 2014 Employee Retail survey, one-third of office employees are Millennials, 75% have a bachelor's degree or higher, and almost two-thirds have annual household incomes of \$100,000 or more. In addition, Capitol Riverfront employees have many transportation options for commuting to the Capitol Riverfront. More than 50% of employees who work in the Capitol Riverfront take public transit, carpool, bike, or walk to work. Finally, 10% of survey respondents both live and work in the Capitol Riverfront, and this percentage will grow as more residential units come online.

QUESTION & ANSWER WITH...

JUSTIN ROSS

OWNER OF JUSTIN'S CAFÉ



QUESTION: What is your favorite attribute or characteristic of the Capitol Riverfront?

ANSWER: Definitely the sense of community among its residents—

especially those that have been in the neighborhood for a few years and have seen it grow.

QUESTION: What is your favorite place in the neighborhood?

ANSWER: The Yards Park boardwalk.

QUESTION: What is your favorite neighborhood activity?

ANSWER: Hands down going to Nationals games. I love the Nats, and love having people from all over enjoying our neighborhood.

QUESTION: What is your favorite Capitol Riverfront event?

ANSWER: I really enjoy all the beer-themed events that have taken place over the years. Like the neighborhood, craft beer has exploded in popularity, and I love trying anything new.

QUESTION: Use one word to describe the Capitol Riverfront neighborhood.

ANSWER: Excitement.



ALBERT & DANICA OH OWNERS OF CORNERCOPIA

QUESTION: Why did you choose the Capitol Riverfront as your home?

ANSWER: We knew that the area was being revitalized and it was an affordable location in a neighborhood within the District.

QUESTION: Why did you choose the Capitol Riverfront for your business location?

ANSWER: This area is perfect for new businesses since there are so many companies and employees within a small radius. Also, it's exciting to see the new waterfront grow into a fun and exciting tourist destination.

QUESTION: What has been your favorite moment in the Capitol Riverfront?

ANSWER: The weather has been so nice this summer so the nights here next to river are balmy and almost magical. I really enjoy walking my dog around our neighborhood.

QUESTION: What is the most significant change you've seen since moving to the neighborhood?

ANSWER: How green and colorful our neighborhood has grown! Now that there are nice new parks, lots of bike and pedestrian friendly options, and brand new businesses, our area is bustling with people, families, and lots of pets.

BLUEJACKET



OSTERIA MORINI



HARRIS TEETER



L-R: Above, Bluejacket Brewery opened in late 2013 and serves a rotating selection of locally-brewed beers that have been met with critical acclaim. NYC Chef Michael White opened the DC branch of his successful Manhattan restaurant in the Lumber Shed building in late 2013. Harris Teeter, the first of two grocery stores in the Capitol Riverfront, opens in November 2014.

RETAIL DIVERSITY

Over 90,000 SF of new retail space opened in the Capitol Riverfront in 2014, including six new restaurants, Harris Teeter grocery store, and Vida Fitness gym and pool club. The 2013 openings of Bluejacket Brewery and Osteria Morini transformed the Capitol Riverfront into a dining destination. Local press has taken notice and has published a series of dining and neighborhood guides to help the 3 million visitors who come to the neighborhood find its local gems.

The Capitol Riverfront's retail landscape is dominated by restaurants, which represent almost 60% of the neighborhood's leased retail

space. There are currently 23 restaurants open in the Capitol Riverfront, and the restaurants represent a healthy mix of independent, local, and national retailers.

As new retail delivers, the retail mix will take on a more diverse character – offering a variety of restaurants ranging from fast food to fine dining; two grocery stores; a premier gym; and a range of business and personal services. The new retail mix in the Capitol Riverfront makes this a neighborhood where you can live, work, and play without ever having to leave.

CAPITOL RIVERFRONT RETAIL

INDEPENDENT RETAILERS

- TaKorean
■ Ice Cream Jubilee
■ Kruba Thai
■ Cornercopia
■ Justin's Cafe
■ Agua 301
■ Lot 38 Espresso
■ Park Tavern
■ Trapeze School of NY
■ Dogma Daycare
■ Harry's Reserve
■ Wagtime Too

LOCAL CHAINS

- Bluejacket Brewery
■ Buzz Bakery 1
■ Osteria Morini2
■ Sweetgreen
■ Vida Fitness and Penthouse Poolclub
■ Aura Spa
■ Bang Salon
■ Sizzling Express

NATIONAL RETAILERS

- Subway
■ Five Guys
■ CVS
■ Gordon Biersch
■ Nando's Peri-Peri
■ GNC
■ Harris Teeter
■ Starbucks
■ Potbelly
■ Domino's Pizza

COMING SOON

2014

- The Big Stick
■ Subway Cafe
■ 100 Montaditos
■ Willie's Brew & Que

2015

- Navy Yard Oyster Company
■ Banfield Pet Hospital
■ Unleashed by Petco
■ Scarlet Oak
■ Bon Chon

2016 AND LATER

- Showplace ICON Movie Theater
■ Whole Foods

1/ Bluejacket Brewery and Buzz Bakery are managed and operated by DC's Neighborhood Restaurant Group
2/ Osteria Morini is managed and operated by NYC Chef Michael White's Altamarea Group



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## RESIDENTIAL PIPELINE

New construction will double residential stock by 2017.

# 1,577 UNITS

### UNDER CONSTRUCTION

- **800 New Jersey Ave**  
(336 units, 4Q 2016 delivery)
- **Park Chelsea**  
(432 units, 3Q 2015 delivery)
- **River Parc**  
(287 units, 4Q 2014 delivery)
- **Arris**  
(327 units, 1Q 2016 delivery)
- **Lofts at Capitol Quarter**  
(195 units, 4Q 2015 delivery)

# 1,488 UNITS

### ACTIVE PIPELINE (2014-15 GROUNDBREAKING)

- **82 I St SE**  
(234 units; 2Q 2016 delivery)
- **Gallery at Capitol Riverfront**  
(324 units, 3Q 2016 delivery)
- **Square 701 Apartments**  
(325 units, 2Q 2016 delivery)
- **1244 S. Capitol**  
(300 units, 3Q 2017 delivery)
- **RiverFront**  
(305 units, 3Q 2016 delivery)

# 256 UNITS

### CONDOMINIUM PIPELINE

- **Half & L St SE**  
(126 units, 2018 delivery)
- **4th & Tingey St SE**  
(130 units, 2017 delivery)



**800 NEW JERSEY, PARK CHELSEA**



**ARRIS**



**THE GALLERY**



**Top**, Twelve12 by Forest City Washington is the newest apartment building to deliver in the Capitol Riverfront and has achieved the highest lease rates in the market. **L-R**: 800 New Jersey and Park Chelsea, by WC Smith, are both currently under construction. In addition to residential, 800 New Jersey includes a 35,000 SF Whole Foods on the ground floor. Arris by Forest City Washington under construction at 4th and Tingey St SE includes 327 apartment units and 20,000 SF of ground floor retail. Gallery at Capitol Riverfront will break ground in 2014 and bring 324 new apartment units and 20,000 SF of ground floor retail to the corner of M and New Jersey, directly above the Green Line (Navy Yard/Ballpark) Metrorail entrance.

# RESIDENTIAL GROWTH

The Capitol Riverfront is on a growth trajectory and residential development is leading the way. There are currently 1,577 apartment units under construction in the Capitol Riverfront with another five apartment buildings (1,488 units) expected to break ground in 2014/2015. Today's pipeline will fully deliver by 2017, and in the next three years the neighborhood's residential stock will double, from 2,976 units today to 6,041 units in 2017.

Forest City's Twelve12 is the newest apartment to deliver in the neighborhood (218 units), and Toll Brothers' 287-unit RiverParc will soon follow. The Capitol Riverfront's market fundamentals remain

strong as new units come online. The average effective rent for apartments in the Capitol Riverfront was \$2.76/SF in 2Q 2014, with the newest properties achieving top-of-market rents of almost \$3.50/SF. As more new product delivers, average rents in the neighborhood are projected to rise.

Market absorption in the Capitol Riverfront is strong as well. The two apartment projects currently in lease-up, Camden South Capitol and Twelve12, are achieving absorption rates of 24 units/month, which is the strongest rate of absorption in the Capitol Riverfront market in the last decade.

# 2000-10

## NEIGHBORHOOD DEMOGRAPHICS

The Capitol Riverfront neighborhood appeals across all demographic groups. Millennials comprised the majority of growth in DC from 2000 to 2010, and the Capitol Riverfront captured much of that growth. Over 40% of the neighborhood resident population is between the ages of 25 and 35, and only Dupont Circle has a higher concentration of Millennial residents in Washington DC. Millennials are only half of the story, and the Capitol Riverfront's parks, prices, and proximity contribute to the neighborhood's popularity with a mix of demographic groups, including downsizing empty nesters and families.

### CAPITOL RIVERFRONT RESIDENT DEMOGRAPHIC HIGHLIGHTS

4,200 RESIDENTS	41% MILLENNIAL	31.4 MEDIAN AGE
\$90,000 MEDIAN INCOME	74% RENT	14% HAVE KIDS AT HOME

QUESTION & ANSWER WITH...

**CAROLINE KENNEY**

DEVELOPMENT PARTNER AT URBAN ATLANTIC, RESIDENT SINCE 2010



**QUESTION:** Why did you choose the Capitol Riverfront as your home?

**ANSWER:** The Capitol Riverfront offered everything I was looking for – a great new townhome in a beautiful community (Capitol Quarter) in a neighborhood on the water with walkable Metro, shopping,

restaurants and recreation, as well as quick highway access to other parts of the region.

**QUESTION:** What is your favorite attribute or characteristic of the Capitol Riverfront?

**ANSWER:** The waterfront, especially once the Yards Park was built and the 11th Street Bridge allowed the full connection to both sides of the river.

**QUESTION:** What project are you most looking forward to being completed?

**ANSWER:** Whole Foods at 800 New Jersey Avenue SE

**QUESTION:** What is the most significant change you've seen since moving to the neighborhood?

**ANSWER:** The addition of restaurant and retail amenities.

**DARYL JACKSON**

MANAGER/CONTRACTING OFFICER AT GSA, RESIDENT SINCE 2006



**QUESTION:** Why did you choose the Capitol Riverfront as your home?

**ANSWER:** This neighborhood is close to my office (2 metro stops) and within close proximity to all major highways out of the city, Capitol Hill, and other great downtown neighborhoods. I think that being on the

Metro Green line is quite attractive as well, since I feel that most of the new development in DC is along the green line.

**QUESTION:** Who is your Capitol Riverfront hero?

**ANSWER:** All of the hardworking greeters and Clean and Safe Team members.

**QUESTION:** What is your favorite attribute or characteristic of the Capitol Riverfront?

**ANSWER:** The wonderful parks and the water features within them, as well as the top notch development that is taking place.

**QUESTION:** What is your favorite neighborhood activity?

**ANSWER:** Friday night concerts, as they bring together a very diverse crowd: residents from Capitol Hill and Capitol Riverfront in addition to others from neighboring jurisdictions.

**MATT KRUCZLNICKI**

RESEARCH ANALYST AT WDCEP, RESIDENT SINCE 2012



**QUESTION:** What is your favorite attribute or characteristic of the Capitol Riverfront?

**ANSWER:** The Capitol Riverfront is conveniently located to Metro, DC Circulator and I-395. As a runner, I also couldn't ask for better access to the National Mall.

**QUESTION:** What project are you most looking forward to being completed in the neighborhood?

**ANSWER:** Although it is a proposed project, I am most excited about the potential of the DC United Stadium.

**QUESTION:** What is your favorite place in the neighborhood?

**ANSWER:** Definitely Yards Park. For so long, DC had never fully utilized the full potential of its waterfront land and it's great to see not just a park, but an activities-driven park enliven the waterfront on the Anacostia River.

**QUESTION:** What has been your favorite moment in the Capitol Riverfront?

**ANSWER:** The excitement in the neighborhood and support of the Washington Nationals during the 2012 MLB playoffs was unbelievable. I could clearly hear the cheering during the games from my apartment.

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# PARKS & RECREATION OFFER HEALTHY LIFESTYLE OPTIONS

The Capitol Riverfront neighborhood is emerging as an active lifestyle community and one of the reasons for this character is our parks, open spaces, and access to the river. Yards Park, Diamond Teague Park & Piers, and Canal Park are all wonderful additions to our community. The Capitol Riverfront BID operates and manages Yards Park and programs all of the parks in the neighborhood.

Diamond Teague Park and Piers was the first park installment, and it provided the first real engagement of the Anacostia River for the 500-acre Capitol Riverfront neighborhood. The new piers and first segment of the Anacostia Riverwalk Trail in the neighborhood 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, while the floating piers allow canoes and kayaks to launch directly into the river for a more personal and up-close interaction with the waterfront. The Ballpark Boathouse has canoes and kayaks for rent every week throughout the summer.

Yards Park was envisioned as the centerpiece of the redevelopment of the Southeast Federal Center, a 5.5 acre park "portal" to the Anacostia River for the public and future residents of the neighborhood. The world class design of the park, as well as its strategic location right on the river, has enabled Yards Park to become a regional waterfront destination. In its fourth year of operations, Yards Park has attracted tens of thousands of visitors to the Friday night concert series, other special events such as Tour de Fat and DC Jazz Fest, and to the canal basin water features – the "splash park" favorite of children from throughout the District.

Canal Park has become the more neighborhood centric park as it is nestled in the heart of our residential community. It offers play areas, dancing water jets, and passive recreation space. The seasonal ice skating rink is open for four months during the winter, and the 42 water jets create dancing fountains for children to play in. The southern block is also anchored by the Park Tavern restaurant, and the northern block has been home to bocce ball and the Capitol Riverfront BID summer outdoor movies.

All three parks offer opportunities to be outside and engaged with neighbors and nature alike.

## CYCLISTS ON M STREET SE



**L-R: Above,** Employees commute to work daily on multi-use trails and streets with bicycle lanes that feed into the Capitol Riverfront. Residents and employees exercise at daily fitness classes in Yards Park throughout the summer. The Trapeze School at The Yards offers daily classes in flying trapeze and other aerial arts. Canal Park has an ice skating rink for all ages to enjoy throughout the winter season.

They collectively function as outdoor living rooms, and create a sense of place, community, and identity for our neighborhood. Before the parks opened, residents in the neighborhood socialized indoors, and many of the residential towers were "vertically integrated" in that the residents had social events over potluck dinners, pool parties, or sports and movie watching parties. Our parks have now provided "horizontal integration" of the neighborhood by encouraging residents to come outside and play, relax, stroll along the river, or enjoy a concert.

Yards Park and Canal Park also provide outdoor venues for the ongoing fitness classes in the neighborhood, from yoga to boot camp to Zumba. The

## BOOTCAMP IN YARDS PARK



## TRAPEZE SCHOOL



## ICE RINK AT CANAL PARK



20-mile Anacostia Riverwalk Trail has become an excellent path for joggers, walkers, and cyclists to exercise by the river as well. Located on both sides of the Anacostia, the trail connects to some of the river corridor's best destinations – the National Arboretum, the Kenilworth Aquatic Gardens, Kingman Island, the NPS Anacostia Park, Yards Park, Congressional Cemetery, Hains Point, and the Washington Channel.

The opening of VIDA Fitness brings a premier exercise and fitness center to the Capitol Riverfront. The Trapeze School offers classes in trapeze, rock climbing, and other circus arts and utilizes both indoor and outdoor facilities for these activities.

Part of the role of the BID is to promote a sense of community among our residents, employees, and visitors to the Capitol Riverfront. Over the years, we have hosted outdoor summer concerts every Friday night in Yards Park, outdoor summer movies on Thursday nights in a variety of spaces, noontime concerts, farmers markets, and a variety of seasonal festivals. By activating our parks and open spaces we invite the residents, employees, and visitors into our community. The parks and open spaces of the Capitol Riverfront are certainly a large part of our community's foundation, as well as an even bigger part of our active lifestyle and neighborhood personality.

## QUESTION & ANSWER WITH...



### KELLY MOYERS, INSTRUCTOR AT VIDA FITNESS AT THE YARDS, RESIDENT SINCE 2007

**QUESTION:** Who is your Capitol Riverfront hero?

**ANSWER:** The Clean Team. I love that they are at the Metro greeting everyone, and that they walk around to ensure the neighborhood looks clean. They are friendly and I love that they are a part of the neighborhood!

**QUESTION:** What project are you most looking forward to being completed in the neighborhood?

**ANSWER:** The reopening of Van Ness Elementary School. Our neighborhood is lacking a public school that is

acceptable, and we have A LOT of children in the neighborhood.

**QUESTION:** What has been your favorite moment in the Capitol Riverfront?

**ANSWER:** Teaching the outdoor boot camp in Yards Park this summer has been tremendously fun for my husband Michael and me. Seeing the transformation of what the neighborhood is now from what it was five years ago is also pretty incredible.

**QUESTION:** What is the most significant change you've seen since moving to the neighborhood?

**ANSWER:** Acceptance by others that this southeast area is a safe neighborhood again.

**QUESTION:** Use one word to describe the Capitol Riverfront neighborhood.

**ANSWER:** Amazing.

# CAPITOL RIVERFRONT DINING GUIDE



**1** **JUSTIN'S CAFÉ, 1025 First Street SE**

Before the next Nats home game, grab a bite at Justin's Cafe. This neighborhood gathering spot was one of the first restaurant's to open in the Capitol Riverfront.



**2** **LOT 38 ESPRESSO BAR, 1001 2nd Street SE**

Quality meets convenience at this neighborhood coffee shop. Sip Illy espresso or nibble croissants baked fresh from the Maryland-based Hawthorne Bakery at Lot 38.



**3** **SWEETGREEN, 1212 4th Street SE**

Quinoa. Kale. Spicy Sunflower Seeds. Healthy salad ingredients are on the menu at this DC-based salad chain's newest location in The Yards.



**3** **TAKOREAN, 1212 4th Street SE**

This popular food truck serving Korean-inspired tacos upgraded to its first brick and mortar store at The Yards this spring. Try kimchi - a spicy pickled cabbage slaw - instead of lettuce on your next taco at TaKorean.



**4** **ARSENAL AT BLUEJACKET, 300 Tingey Street SE**

Cool off with some of the best brews in the District at Arsenal restaurant. Located in the historic Boilermaker shops, 20 Bluejacket beers are brewed on-site.



**5** **OSTERIA MORINI, 301 Water Street SE**

New York chef Michael White transports you to Italy in this waterfront fine dining restaurant. Treat yourself to fine wines, spit-roasted meats, luxurious pastas, and small plates at DC's newest dining hot spot.



**5** **ICE CREAM JUBILEE, 301 Water Street SE**

Try a scoop of spicy Mango Habanero or a cone of calming Ginger Peach Kombucha to indulge your curiosity. Ice Cream Jubilee's enticing flavors are available year-round.



**5** **AGUA 301, 301 Water Street SE**

Sip margaritas on the waterfront and enjoy DC's favorite tacos al pastor - Mexican small plates that range from the tasty chicken empanadas to the adventurous pickled cactus tostadas. Agua 301 serves up a fine-dining experience at casual prices.

## ADDITIONAL CAPITOL RIVERFRONT DINING OPTIONS

- 4.** Buzz Bakery, Nando's Peri Peri
- 6.** Gordon Biersch

- 7.** Five Guys, Subway
- 8.** Park Tavern
- 9.** Cornercopia

- 10.** Starbucks
- 11.** Kruba Thai, Potbelly

# SUMMER FUN

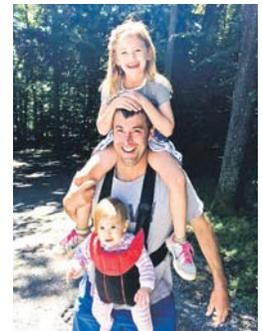
## With the Capitol Riverfront BID



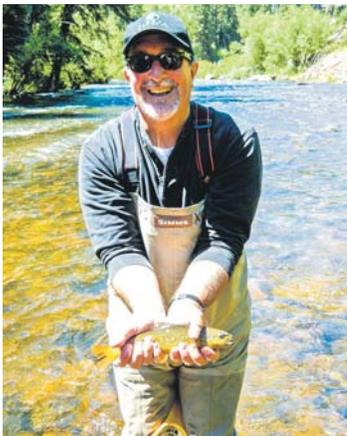
BID staff show their Natitude at Nationals Park in June.



Bert Donohoe, Senior VP of Donohoe Real Estate Services and BID board member, with his catch in Southern Maryland.



John Begert, VP of MRP Realty and BID board member, spends a day at the lake in Pennsylvania with daughters KG and Annabelle.



Michael Stevens, Capitol Riverfront BID President, fly fishing in Colorado.



BID staff take on the ALS Ice Bucket Challenge with Forest City Washington in the Yards Park Canal Basin.



Tammy Shoham, VP of Research & Economic Development, attends her brother's graduation with her family in Texas.

Vicki Davis, President of Urban Atlantic and BID board member, enjoys a beautiful day in Portofino, Italy with her son, daughter, and friend.



The Capitol Riverfront Business Improvement District (BID) is dedicated to making the Capitol Riverfront clean, safe, friendly, and vibrant. The BID actively collaborates and forms partnerships to achieve the vision and development for this area, as well as the goals and objectives of the BID.

Visit us at [www.capitolriverfront.org](http://www.capitolriverfront.org)

# open space



Here, there's plenty of space for blue-sky thinking and stretching your mind. Working at The Yards means cubicles take a back seat to conversations and conference rooms look a lot like parks.

Welcome to the District's hottest riverfront neighborhood, where the streets are alive with places to eat, stroll, work out, and live. The award-winning Yards Park is always open for brainstorming and the Nationals' ballpark is at your doorstep.

For more information about locating your business at The Yards, contact Sharon Oliver at 703-448-9400 or [Sharon@meanyoliver.com](mailto:Sharon@meanyoliver.com).



**THE YARDS**

FORESTCITY