Annual Report

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## 2016 Highlights

<table>
<thead>
<tr>
<th>Stat</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents</td>
<td>6,000</td>
</tr>
<tr>
<td>Employees</td>
<td>34,000</td>
</tr>
<tr>
<td>Million Visitors</td>
<td>2.8 Million</td>
</tr>
<tr>
<td>Restaurants</td>
<td>35</td>
</tr>
<tr>
<td>Events</td>
<td>362</td>
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<tr>
<td>Acres of Parks</td>
<td>10</td>
</tr>
<tr>
<td>New Hotel</td>
<td>1</td>
</tr>
<tr>
<td>New Apartment Buildings U/C</td>
<td>7</td>
</tr>
<tr>
<td>Units of affordable housing, with 127 more U/C</td>
<td>725</td>
</tr>
<tr>
<td>SF of Retail U/C</td>
<td>250,000</td>
</tr>
<tr>
<td>New Office Buildings U/C</td>
<td>3</td>
</tr>
</tbody>
</table>
Services Provided by the BID in 2016

The Capitol Riverfront BID provides place management 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 D.C. In support of this mission, the BID provided the following services:

- Clean Team services
- 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

Where Is the Capitol Riverfront BID?

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! On behalf of our BID board of directors and staff we hope that 2017 has started off in a positive way and holds great opportunity for you all.
Progress in a neighborhood's evolution is measured in a variety of ways – from construction activity to community events to the growth of a residential population with a civic infrastructure. Our Capitol Riverfront neighborhood has exhibited progress across a variety of measures, and we have become the District's fastest growing neighborhood while experiencing the biggest construction cycle in our history.

**NEW CONSTRUCTION** → 2016 saw the continuation of the largest building boom in the neighborhood's history with construction activity in the office, hotel, residential and retail land use categories. One new hotel opened, three new class A office buildings were under construction, over 2,400 residential units were under construction, and approximately 250,000 SF of retail was under development. We anticipate achieving 60% buildout in all four market segments by the end of 2019.

**RESIDENTIAL GROWTH** → The Capitol Riverfront was DC's fastest growing neighborhood with over 2,400 residential units under construction in 2016. This builds upon the record setting residential construction starts in 2015 and has led to an increase in our population to 6,000 residents. We anticipate our residential population to reach approximately 10,000 residents by the end of 2018.

**COMMUNITY ACTIVITIES** → Our neighborhood has become known for our Friday concerts in Yards Park, ice skating and other concerts in Canal Park, numerous regional festivals such as DC JazzFest, Tour de Fat, VegFest and Snallygaster, and new festivals such as Sakura Matsuri Japanese Street Festival. The Nationals attracted 2.5 million fans, with the Capitol Riverfront attracting 2.8 million visitors in 2016. Our parks remain the centerpiece of community gatherings, activities, and our outdoor ethos.

**RETAIL OPENINGS** → With 35 restaurants open and active, the Capitol Riverfront is now known as a dining destination. These restaurants will be joined by a host of others including the District Winery, Chop’t, Shake Shack, Circa, Open Road, Chipotle, and Taylor Gourmet. The 35,000 SF Whole Foods grocery will open in 2017, joining an already vibrant neighborhood support retail scene anchored by Harris Teeter, VIDA Fitness, Unleashed by Petco, EVO furniture, CVS, and Philz Coffee.

**SPORTS & HOSPITALITY** → The Washington Nationals have branded our neighborhood as a sports destination, and the 2016 construction start on the new DC United soccer stadium in Buzzard Point will only add to that sports destination quality. The soccer stadium has already been a catalyst for new residential development in Buzzard Point, with three of our property owners announcing residential projects totaling 1,038 residential units. With the openings of the new Hampton Inn & Suites and the Homewood Suites, we now have three hotels offering 567 hotel rooms. In 2017, these hotels will be joined by the 170-key Marriott Residence Inn.

**RIVER ACCESS** → Access to the Anacostia River was enhanced with the opening of three major amenities – the new marina at Yards park with 50 boat slips, the new outdoor plaza adjacent to Diamond Teague Park & Piers, and the new Anacostia Riverwalk Trail extension at Dock 79. All three projects illustrate how access to the water is part of our outdoor lifestyle.

**CIVIC INFRASTRUCTURE** → 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. These gathering places have created the baseline of our civic infrastructure and the newly reopened Community Center at Capitol Quarter adds to that infrastructure of civic assets.

Like any neighborhood in DC, the Capitol Riverfront is constantly evolving towards a shared vision or sense of community envisioned by stakeholders, District officials, residents, property owners, and visitors. 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.

None of this would be possible without vision, leadership, investment, and partnerships. We thank the DC Government and Congresswoman Eleanor Holmes Norton and 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, ongoing development projects, and invaluable guidance. 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 Team members deserve a huge thank you, as they live the vision every day and execute it from the grand vision down to the smallest details.

Best wishes to all for a successful 2017! 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
Seven Day Service

The BID’s Clean Team provides superior seven-day a week service to ensure that the neighborhood remains a clean and welcoming environment. Clean Team members – the “men in blue” – greet residents and visitors, empty trash cans, remove graffiti, and support event programming in the BID year-round. In addition to daily efforts to remove trash and graffiti from the neighborhood, the Clean Team successfully addressed seasonal concerns that ensured the neighborhood sidewalks remained vibrant year-round. In winter 2016, the Clean Team’s snow brigade cleared ice and snow from the sidewalks and at crosswalks. During the spring and summer, the Clean Team addressed landscaping priorities such as mowing the grass.

A Clean and Safe Neighborhood

The efforts of the Clean Team are reflected in positive perceptions of the Capitol Riverfront as a welcoming and vibrant place to live, work, and play. According to the BID’s 2016 Perception Survey of 1,244 residents, employees, and visitors, 87% of respondents described the BID as “Clean” or “Very Clean” and 72% identified the neighborhood as “Safe” or “Very Safe.” This is a tremendous increase from the BID’s first perception survey in 2007, when only 6% of respondents described the neighborhood as either “Clean” or “Safe.” The welcoming presence of the “men in blue” has ensured that the reputation of the BID as clean and safe is maintained.

In order to ensure that the neighborhood also maintains a strong reputation for safety, the BID meets regularly with the Metropolitan Police Department’s First District to raise concerns, as well as with local leaders including Advisory Neighborhood Commissioners and property managers of residential and commercial buildings.

Thanking the “Men in Blue”

The BID’s Clean Team members are an important part of our community. We appreciate the efforts of community partners to recognize their service to our neighborhood. This year, the Near Southeast Community Partners non-profit hosted the Clean Team and their families for a night at Nationals Park. The Clean Team members cheered on the home team and had a great night out at the ballpark. In addition, Ready, Willing, and Working, the non-profit who provides management services for the Clean Team, honored the Clean Team members at its annual “Magic and Miracles” event at the Atlas Performing Arts Center, with recognition for the hard work and dedication of the Capitol Riverfront’s “men in blue.”
12 full time Clean Team members

1,852 hours of overtime for full time Clean Team members for peak periods and events

4 average years of service for clean team members

8,241 hours for seasonal employees with peaks in summer months

54,000 bags of trash removed from the Capitol Riverfront in 2016

The 2016 Capitol Riverfront Clean Team
Parks &
Public Realm

“The first time I brought my son to the park, I knew this would be a great environment for both of us, but especially for him. We are so happy to be able to walk right out our door and have these open spaces so close by.”

— Commander Morgan C. Kane, MPA, Metropolitan Police Department 1st District and Capitol Riverfront resident

Yards Park

In addition to 5 ½ acres of lush landscaping and open space along the Anacostia River, Yards Park continues to host events, fitness classes, and the signature Friday night concert series during the summer. Festival highlights include the return of Tour De Fat and DC JazzFest, as well as several new fashion-forward and pet-centric events. Notable additions to the park include the new 50-slip marina and a full complement of restaurants in the adjacent Lumber Shed building. All summer long, the water features are popular with families and visitors from across the region. The BID operates and maintains the park and provides programming services.

Canal Park

Each block of this 3-acre park is designed as a different “living room.” Water features in the park include the 42 water jets in the summer and the ice skating rink during the winter. In conjunction with the DC Commission on the Arts and Humanities, this September, the whole park worked together for an interactive art extravaganza that culminated with 3,000+ people enjoying a concert by legendary funk singer George Clinton. The northern block of the park is home to our Thursday night summer movie series which attracts 300+ participants each week.

Diamond Teague Park & Piers

Diamond Teague affords engagement with the Anacostia River for our neighborhood. 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. The park has been enhanced by the construction of a new outdoor plaza and another segment of the Anacostia Riverwalk Trail at the Dock 79 apartment building.

Public Realm

In addition to the parks, the network of streets and sidewalks define the public realm and provide circulation and connection to numerous destinations. Construction impacts were significant with re-routed sidewalks, covered walkways and road closures. The city rebuilt and reopened a portion of I street between 2nd and New Jersey Avenues and also reconstructed sidewalks near Canal Park. New street banners were installed this year to add color and vitality to the streetscape. Through BID efforts, an additional 57 trash and recycling cans have been installed in the neighborhood. Most importantly, the Clean Team maintained the public realm 7 days a week.

Kayaking on the Anacostia

The Yards Marina

Canal Park
21 Planters along M Street

190 Trash cans in the Capitol Riverfront BID

55 Recycling cans in the BID

123 Banners in the BID

21 Planters along M Street

6 Dog waste bag dispensers installed
Community Events

“The Japan-America Society of Washington DC is returning to the Capitol Riverfront for our festival because the area we use is a blank canvas for our event, unlike holding the festival on a street. Also, the first Japanese delegation that arrived in Washington, DC in 1860 first touched American soil just steps away from the festival location. We look forward to our second year at the Capitol Riverfront.”

–Marc Hitzig, Executive Director, Japan-America Society of Washington DC

Seasonal Celebrations

From summer picnics to cozy fire pits, all seasons were fun and festive in the Capitol Riverfront. Winter’s brisk air brought the Canal Park Ice Rink and the return of Ice Yards. Spring welcomed the BID’s fifth-annual Lantern Making Family Day in Yards Park, along with 19,000 new visitors as a new location for the Sakura Matsuri Japanese Street Festival, a longtime feature of the National Cherry Blossom Festival.

Summer sun lit 212 events from May through September. The BID’s free summer classes got our residents moving six days a week, and regional events including Pacers runs, Bike to Work Day, and Ragnar Relay celebrated finishes in the Capitol Riverfront.

Creativity thrived this year with the arrival of several new cultural events. The All Things Go Fall Classic presented a world-class music festival with a 7,000-person audience. The 202 Arts & Music Festival in Canal Park offered over 3,000 visitors a day of interactive arts, yarn bombs, and “DC’s biggest dance party.” Returning events included the popular DC Jazz Fest at the Yards, and the 2nd-Annual Bard in the Park Shakespeare Film Festival, a partnership with the BID and Folger Theatre.

Neighbors with Natitude

2.5 million regular-season fans cheered the Washington Nationals all the way to the Major League playoffs. Nationals Park was also home to 6 special events that attracted thousands from all backgrounds, including Opera in the Outfield, concerts featuring legends Billy Joel and Bruce Springsteen, and other exciting occasions.
Visitors to the Capitol Riverfront

<table>
<thead>
<tr>
<th>Event Description</th>
<th>EVENTS</th>
<th>ATTENDANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nationals Regular Season Home Games</td>
<td>81</td>
<td>2,481,938</td>
</tr>
<tr>
<td>Nationals Park Concerts &amp; Events</td>
<td>5</td>
<td>99,564</td>
</tr>
<tr>
<td>Friday Night Concerts @ Yards Park</td>
<td>16</td>
<td>22,950</td>
</tr>
<tr>
<td>Sakura Matsuri Street Festival</td>
<td>1</td>
<td>19,000</td>
</tr>
<tr>
<td>Veg Fest</td>
<td>1</td>
<td>15,000</td>
</tr>
<tr>
<td>Snallygaster</td>
<td>1</td>
<td>12,000</td>
</tr>
<tr>
<td>Truckeroo</td>
<td>6</td>
<td>12,000</td>
</tr>
<tr>
<td>Opera in the Outfield</td>
<td>1</td>
<td>8,000</td>
</tr>
<tr>
<td>DC Jazz Fest</td>
<td>3</td>
<td>7,000</td>
</tr>
<tr>
<td>All Things Go Fall Classic</td>
<td>1</td>
<td>7,000</td>
</tr>
<tr>
<td>Tour de Fat</td>
<td>1</td>
<td>3,000</td>
</tr>
<tr>
<td>Fitness Classes in Yards Park &amp; Canal Park</td>
<td>149</td>
<td>2,710</td>
</tr>
<tr>
<td>Thursday Night Movies @ Canal Park</td>
<td>14</td>
<td>2,700</td>
</tr>
<tr>
<td>Other Events</td>
<td>82</td>
<td>104,135</td>
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<tr>
<td><strong>Total</strong></td>
<td>362</td>
<td><strong>2,796,997</strong></td>
</tr>
</tbody>
</table>
The Capitol Riverfront's excellent transportation options provide an easy connection to the city’s employment centers, entertainment destinations, and travel hubs. Once you’re in the neighborhood, getting around has never been easier on two wheels, two feet, or two rails!

A Regional Leader in Transit Oriented Development

In 2016, 1,372 residential units, 365 hotel rooms, 336,000 square feet of office space, and 140,000 square feet of retail space were under construction within one block of the Navy-Yard Ballpark metro station entrances. The concentration of development demonstrates that the Capitol Riverfront has what developers, tenants, and residents want: a transit accessible location. Metro’s Green Line provides a one seat ride from the Capitol Riverfront through the heart of DC and into the dense residential neighborhoods attracting the millennial workforce to our neighborhood. Since 2006, the Navy Yard-Ballpark station has increased ridership over 220%, the largest growth in the entire Metrorail system.

Increased Cycling for Work and Play

The Capitol Riverfront’s bicycle network will grow to over 5½ miles with projects along the Anacostia Riverwalk Trail, I Street, N Street, New Jersey Avenue, and Potomac Avenue SW in 2017 and 2018. These projects add 1.5 miles to the existing infrastructure and cater to commuters and recreational cyclists alike. Residents and employees take advantage of the existing lanes for a combined 6% of their commuting trips and 7% of their leisure trips, an uptick from 2015, according to the BID’s annual Perception Survey.

Capital Bikeshare’s popularity in the neighborhood is also booming, with 75,000 trips taken at the BID’s five stations in the first three quarters of 2016, and a projected 95,000 trips taken for all of 2016 – a 5% increase from 2015, and a 237% increase since 2011.

Infrastructure Investments Pave Way for the Future

Three large projects further enhance transportation of all modes in the Capitol Riverfront. CSX steams ahead on two new Virginia Avenue rail tunnels, with an anticipated completion in 2018. After CSX's work is done, the neighborhood will benefit from five enhanced at-grade crossings into Capitol Hill, wider sidewalks and a dog park at Virginia Avenue Park as the road network is upgraded. In 2017, DDOT will begin construction on the Frederick Douglass Memorial Bridge, replacing the current bridge and adding memorial ellipses on both sides of the Anacostia. The Capitol Riverfront BID is working with DDOT to transform Barney Circle and Southeast Boulevard into a grand boulevard with increased pedestrian, bicycle, and vehicular amenities. These vital infrastructure investments highlight the Capitol Riverfront’s growing importance as a regional destination and gateway to the nation’s capital.

“The Donohoe Companies is focused almost exclusively on transit-oriented development and no other area of the city provides greater and more varied forms of transportation than the Capitol Riverfront. Our project, Insignia on M, is at the epicenter of this great neighborhood and we believe its ultimate success will be due largely to the Capitol Riverfront’s access and livability.”

– Bert Donohoe, Senior Vice President, The Donohoe Companies

CSX Virginia Avenue Rail Tunnel

Metrorail at Navy Yard-Ballpark

Capital Bikeshare
Residential units U/C within a block of Metro station in 2016

91 WALK SCORE

93 BIKE SCORE

Bikeshare bicycles in the Capitol Riverfront

1,372
Economic Development

“Thanks to the efforts of the Capitol Riverfront BID, we’re turning the riverfront into a world-class destination, attracting businesses, affordable housing, and hundreds of jobs for DC residents.”

–Brian Kenner, Deputy Mayor for Planning and Economic Development, District of Columbia

New Mix of Office and Retail Tenants

The Capitol Riverfront is experiencing its fastest development cycle yet. The neighborhood is the 5th busiest neighborhood for residential construction in the country, according to RealPage, with 1,483 new market-rate and affordable apartments completed in 2016. Three new office projects broke ground in the Capitol Riverfront in 2016 for a total of nearly 500,000 SF of new office space in the BID. These projects will bring new jobs and employees to the BID for years to come in the new headquarters buildings for DC Water, the National Association of Broadcasters, and other marquee office tenants. Homewood Suites opened their newest DC location at Half & M streets this year and a 170-key Marriott Residence Inn is under construction on First Street. Retail attraction remains strong as 5 new restaurants opened in the BID this year for a total of 64 retailers in the BID neighborhood at the end of the year.

Research, Recruitment, and Retention

Retailers, office tenants, and brokers rely on the Capitol Riverfront’s data collection and analysis to make pivotal business decisions in our neighborhood. Every quarter, the BID collects data from developers, property managers, and business owners to capture an accurate and up-to-date inventory of the BID’s development pipeline. The BID also conducts an annual survey of over 1,200 residents, daytime employees, and visitors that helps us plan for the neighborhood as it grows and that our growth will reflect strong partnerships with our stakeholders. In 2016, the BID attended the International Council of Shopping Centers (ICSC) conference in Las Vegas, Nevada, to discuss the Capitol Riverfront as a great place to open a retail business in Washington, DC.

Revitalizing the Riverfront

Boosting the neighborhood’s transformational year is the number of projects buoyed by their proximity to the Anacostia River. Two new apartment projects that began leasing in 2016, Forest City’s Arris apartments and MRP’s Dock 79 apartments, overlook the river and achieved top of the market rents. Forest City also added a 50-slip marina to Yards Park, increasing ways to interact with the river. The BID has also worked with the DC Office of Planning as a key stakeholder on its Buzzard Point Framework plan which includes guidelines to ensure that future development in Buzzard Point encourages engagement with the Anacostia River. New infrastructure investments such as the new Frederick Douglass Memorial Bridge, completed segments of the Anacostia Riverwalk Trail in Buzzard Point, new sidewalks, and enhanced public transportation service will continue to position Buzzard Point as an active and dynamic part of our growing neighborhood.
6,000
Residents

34,000
Daytime Employees

4,579
Units of Housing

567
Hotel Rooms

325K
SF of existing retail

One M groundbreaking ceremony
Marketing & Branding

“After working in the Capitol Riverfront for almost two years now at CBS Radio, it has been so exciting to see the growth explode right in front of me. I love reading in the BID’s e-blasts about the newest restaurant and retail space to open up in my new favorite neighborhood in DC.”

–Kelly Collis, Co-host of 94.7 Fresh FM’s The Tommy Show

DC Amplified. Life Simplified.

The BID worked with consultant Sage Communications to develop a Marketing, PR, & Communications plan that introduced new strategic initiatives and implementation strategies to drive residential and office leasing in the Capitol Riverfront over the next three years. Included in the plan are a new tagline—DC Amplified. Life Simplified.—which speaks to the energetic and convenient lifestyle of the neighborhood, new hashtag #CapRiv for stakeholders to use as a unified voice on social media, a refreshed brand book with new messaging to better tell the Capitol Riverfront story, an advertising plan, and marketing/PR tactics to implement. Other marketing initiatives in 2016 advertised the Capitol Riverfront to target audiences. The summer marketing brochure featured a map that promoted neighborhood retailers and a guide to concerts, movies, fitness, and special events in the neighborhood. The Capitol Riverfront marketing video, used by stakeholders for attraction efforts, was updated to communicate the latest neighborhood demographics, and the BID installed an advertising campaign in the DC Circulator with bright imagery to promote the Capitol Riverfront.

The Booming Capitol Riverfront

The Capitol Riverfront was included in a record number of 275+ newspaper, online, and magazine articles during 2016. While most of these stories were tied to specific retail and residential openings as well as commercial lease signings, a number of pieces highlighted the overall growth of this rapidly-evolving neighborhood. Bisnow DC and the BID hosted “The Booming Capitol Riverfront,” the first event focused solely on the Capitol Riverfront submarket featuring all-star panels.

Digital Presence

The Front Page News newsletter comprised of retail, development, and event updates was distributed to over 9,800 readers every other week; and social media content helped drive neighborhood awareness to over 5,800 new followers on Twitter, Facebook, and Instagram. The BID also launched a new Capitol Riverfront website in August 2016 with visibly vibrant video and photography to reflect the dynamic energy of the neighborhood and tell the Capitol Riverfront story.
NBC Nightly News interviews Ice Cream Jubilee's Victoria Lai

Increase in website visitors from 2015

Media Hits

5,313 Twitter followers

130%

3,731 Facebook followers

1,573 Instagram followers
Capitol Riverfront BID

Clean Team

Bernard Bynum / 2 years
“Keep a positive frame of mind.”

Jeffrey Malcom / 8 years
“It’s better to try and fail, than never to try at all.”

William Wardlaw / 9 years
“The hardest thing for man to do is to look himself in the mirror and see his own faults.”
Jerry Carcamo / 3 years
“To be #1, you have to train like you are #2.”

De’Andre Harris / 2 years
“Knowledge, strategy, and execution are the keys to success.”

Antonio Jordan / 4 years
“You only live once.”

Andre Tobe / 9 years
“Music is the strongest form of magic.”

Antoine Walker / 2 years
“The ultimate measure of man is not where he stands in moments of comfort and convenience, but where he stands at during times of challenge and controversy.” – Martin Luther King Jr.

Diarra Walton / 2 years
“You get in life what you have the courage to ask for.”

Bernard White / 3 years
“If it’s to be, it’s up to me.”

Gary Williams / 5 years
“To foresee is to rule.”

Joseph Wright-Bey / 5 years
“Know thyself.”
Board Members

THREE YEAR TERM (Expires 12/2018)

Jerry Zayets
Capital City Real Estate LLC
Adriana Niepa
Courtyard Marriott
Mark Brody
The Ezra Company
Jason Bonnet
Forest City Washington
Kevin Roberts
Jair Lynch
David Howell
Lerner Enterprises
Andrew Dance
Related Companies

TWO YEAR TERM (Expires 12/2017)

Brandon Flury
Buccini Pollin Group
Daryl Jackson
Capitol Hill Tower Co-op
Stephen Flippin
CSX
Kevin Burns
Monday Properties
John Clark III
Steuart Investments
Jeffrey Chod
Tishman Speyer
Mark Cuevas
Velocity Condos

ONE YEAR TERM (Expires 12/2016)

Jerry Zayets
Capital City Real Estate LLC
Adriana Niepa
Courtyard Marriott
Mark Brody
The Ezra Company
Jason Bonnet
Forest City Washington
Kevin Roberts
Jair Lynch
David Howell
Lerner Enterprises
Andrew Dance
Related Companies

AT-LARGE STAKEHOLDERS (Expires 12/2016)

Dodd Walker
Akridge
Eric Siegel
Cohen Siegel Investors, LLC
Jonathan Carr
Grosvenor Americas
Leslie Morrison
JBG
Amy Phillips
Monument Realty
John Begert
MRP Realty
Brad Fennell
WC Smith

Staff

Michael Stevens, AICP
President

Dan Melman
Vice President of Parks and Public Realm

Renan Snowden
Vice President of Planning and Development

Bonnie Wright
Marketing & Communications Manager

Otis Williams
Director of Parks

Jerry Carcamo
Clean and Safe Operations Manager

Michael Ryan
Planning Analyst

Lyndsey Gore
Park Programming and Marketing Coordinator
# Financial Highlights

For the Year Ended September 30, 2016 (unaudited)

## Financial Position

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<td>Other Assets</td>
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<tr>
<td>Total Assets</td>
<td>1,604,584</td>
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<tr>
<td>Liabilities</td>
<td>347,790</td>
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<tr>
<td>Net Assets</td>
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Total Liabilities and Net Assets: 1,604,584

## Statement of Activities

### Revenues

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<th>Amount</th>
<th>%</th>
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<tr>
<td>BID Tax</td>
<td>1,793,272</td>
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<tr>
<td>Yards Park</td>
<td>1,076,267</td>
<td>32%</td>
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<tr>
<td>Canal Park</td>
<td>283,250</td>
<td>8%</td>
</tr>
<tr>
<td>Other</td>
<td>247,507</td>
<td>7%</td>
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</table>

Total Revenue: 3,400,296 (100%)

### Expenses

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<tr>
<th>Description</th>
<th>Amount</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean and Safe/Public Realm</td>
<td>699,506</td>
<td>21%</td>
</tr>
<tr>
<td>Economic Development/Transportation</td>
<td>418,946</td>
<td>13%</td>
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<tr>
<td>Marketing/PR/Community Building</td>
<td>740,375</td>
<td>22%</td>
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<tr>
<td>Yards Park</td>
<td>992,620</td>
<td>30%</td>
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<tr>
<td>Canal Park</td>
<td>299,544</td>
<td>9%</td>
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<tr>
<td>Administration</td>
<td>154,774</td>
<td>5%</td>
</tr>
</tbody>
</table>

Total Expenses: 3,305,765 (100%)

Change in Net Assets: 94,531
125K+ SF of retail U/C in the Ballpark District

1,483 New apartments in 2016

19K Seats at DC United Stadium

5th Busiest residential construction submarket in the country

6K Residents
2016 State of the Front
Development Summary

“JBG is thrilled to be playing a key role in the Capitol Riverfront’s rapid development. Upon build-out this neighborhood will be one of DC’s most exciting submarkets highlighting world-class architecture, public parks, waterfront access, two professional sports stadiums, easy public transportation access, and best-in-class shopping and dining retail outlets.”

– Dave Platter, The JBG Companies

4Q 2016 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>
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<tbody>
<tr>
<td>Existing/Completed</td>
<td>6,195,394</td>
<td>4,579</td>
<td>324,863</td>
<td>567</td>
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<tr>
<td>Under Construction</td>
<td>487,700</td>
<td>2,418</td>
<td>251,761</td>
<td>170</td>
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<td>Active Pipeline (2017 Groundbreaking)</td>
<td>0</td>
<td>3,842</td>
<td>307,140</td>
<td>210</td>
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<td>Planned†</td>
<td>3,569,130</td>
<td>4,110</td>
<td>489,470</td>
<td>325</td>
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<tr>
<td>Totals</td>
<td>10,252,224</td>
<td>14,949</td>
<td>1,373,234</td>
<td>1,272</td>
</tr>
</tbody>
</table>

†Reflects sum total of planned development on remaining undeveloped parcels in the Capitol Riverfront  Source: Capitol Riverfront BID 4Q 2016

DC United Stadium Catalyzes Buzzard Point Development

DC United will open its brand new Major League Soccer stadium in Buzzard Point in the 2018 soccer season. This 19,000 seat stadium will also include a plaza at Potomac Ave & First Street SW and 19,000 SF of retail. In addition to the soccer stadium, 3 major mixed-use residential projects have announced plans to break ground in Buzzard Point in 2017. Riverpoint, a joint venture led by Akridge, Western Development, and Redbrick, will feature 425 apartments, 110 condo units, and 80,000 SF of retail in Buzzard Point. Douglas Development’s 1900 Half project will include 397 new riverfront apartments and Capital City Real Estate’s boutique condo project will include 106 riverfront units.

The Ballpark District is a Home Run

Located on the two blocks north of Nationals Park’s Center-field Gate between N and M streets, the Ballpark District will be home to 1,235 new apartments, 422 new condominium units, 336,000 SF of office in two new mixed-use office projects, 170 new hotel keys, and more than 200,000 SF of new retail space by 2019. This year, three mixed-use residential projects were under construction in the Ballpark District. These exciting projects will enhance the vision of Nationals Ballpark as an economic development catalyst for the Capitol Riverfront and Washington, DC.

Restaurants Turn up the Heat in Retail

Five new restaurants opened in the Capitol Riverfront in 2016. Next year, 11 new food and beverage retailers are expected to open including Chop’t, Chipotle, and Shake Shack. In addition, Whole Foods will open a 35,000 SF store in 2017 on New Jersey Ave SE in WC Smith’s 334-unit Agora apartments as the neighborhood’s second full-service grocery store. In addition to restaurants, the Capitol Riverfront continues to attract fitness-oriented retailers. Orange Theory Fitness and Conte’s Bike Shop are two new fitness-oriented retailers that will open in the Capitol Riverfront in 2017, joining VIDA Fitness luxury gym and Pacers Running in the neighborhood.
For more information about planned development go to www.capitolriverfront.org

Properties as of December 2016

1. 2 Eye Phase I
   RCP/Crescent Communities
   Residential: 355 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
   Residential: 227 apt. units
   Retail: 5,750 SF

5. Agora
   WC Smith & Co.
   Residential: 334 apt. units
   Retail: 35,000 SF

6. The Garrett
   WC Smith & Co.
   Residential: 375 apt. units
   Retail: 13,500 SF

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

8. One Hill South
   Ruben/Related Companies
   Residential: 383 apt. 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: 320 apt. units

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

12. Parc Riverside Phase II
    Toll Brothers
    Residential: 308 apt. units

13. Velocity Condominiums
    Residential: 200 units
    Retail: 3,100 SF

14. Capitol Hill Tower
    Residential: 344 co-op units
    Retail: 8,900 SF

15. 41 L Street
    MRP Realty/CAS Riegler
    Residential: 144 condo units
    Retail: 5,600 SF

16. Onyx on First
    JP Morgan Asset Management
    Residential: 264 apt. units

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

18. Ten Van
    Monument Realty
    Residential: 172 condo units

19. 1221 Van
    JBG
    Residential: 291 apt. units
    Retail: 24,000 SF

20. West Half
    JBG
    Residential: 437 apt. + condo units
    Retail: 62,000 SF

21. 1250
    Jair Lynch
    Residential: 432 apt. units
    Retail: 60,000 SF
22. F1RST Residences
Grosvenor Americas/McCaffery/CEI
Residential: 325 apt. units
Retail: 26,000 SF

23. Dock 79
MRP Realty
Residential: 305 apt. units
Retail: 14,500 SF

24. Square 769N
DCHA/Urban Atlantic/FCW
Residential: 179 apt. units
Retail: 4,000 SF

25. Capitol Quarter I & II
DCHA/EYA
Residential: 322 townhomes + apt. units

26. 400 M Street
DCHA/Urban Atlantic/FCW
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. Peninsula 88
Capital City Real Estate
Residential: 106 condo units
Retail: 1,800 SF

30. Arris
Forest City Washington
Residential: 270 apt. units
Retail: 12,500 SF

31. The Bower
PN Hoffman
Residential: 138 condo units
Retail: 11,500 SF

32. Parcel O2 Apartments
Forest City Washington
Residential: 191 apt. units
Retail: 6,300 SF

33. Capper Seniors
DCHA
Residential: 162 units

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

35. 801 Virginia Avenue SE
Bozzuto
Residential: 20 condo units
Retail: 3,000 SF

36. 818 Potomac Avenue
818 Potomac Ave SE LLC
Residential: 72 condo units

37. 1900 Half
Douglas Development Corp.
Residential: 397 apt. units
Retail: 24,000 SF

38. Riverpoint
Akridge/Western/Redbrick
Residential: 535 apt. and condo units
Retail: 80,000 SF

39. Peninsula BB
Capitol City Real Estate
Residential: 106 condo units
Retail: 1,800 SF

40. 71 Potomac
MRP Realty
Residential: 253 apt. units
Retail: 12,500 SF

41. Square 696
Tishman Speyer
Residential: 400 apt. units
Retail: 22,000 SF

42. Parcel L Apartments
Forest City Washington
Residential: 270 apt. units
Retail: 18,000 SF

43. 37 L Street SE
72 condo units
Retail: 2,000 SF

44. Parcel L Hotel
Forest City Washington
Hotel: 210 rooms
Retail: 4,800 SF

45. 200 I
DC Govt/StonebridgeCarras
Office: 350,000 SF

46. 1015 Half Street
Prudential
Office: 375,000 SF
Retail: 17,350 SF

47. Courtyard by Marriott
Chesapeake Lodging Trust
Hotel: 204 Rooms
Retail: 2,300 SF

48. 20 M
Lerner
Office: 180,000 SF
Retail: 10,000 SF

49. Homewood Suites
KCG 50 M LLC
Hotel: 195 rooms
Retail: 4,800 SF

50. 80 M
Columbia Property Trust

51. 100 M
Lionstone
Office: 230,000 SF
Retail: 12,000

52. Federal Gateway I
WC Smith & Co.
Office: 279,000 SF
Retail: 21,500 SF

53. One M
Developer: Monument Realty
Office: 111,700 SF
Retail: 4,300 SF

54. Public Storage

55. 55 M
Hines
Office: 254,500 SF
Retail: 13,000 SF

56. 99 M
Skanska
Office: 225,000 SF
Retail: 10,600 SF

57. Marriott Residence Inn
Grosvenor Americas/McCaffery
Hotel: 170 rooms

58. Hampton Inn & Suites
Buccini/Pollin Group
Hotel: 168 rooms
Retail: 5,000 SF

59. Showplace ICON Theater
Forest City Washington
Entertainment: 66,000 SF

60. DC Water Headquarters
Office: 151,000 SF

61. 300 M Street
Potomac Investments
Office: 276,000 SF
Retail: 5,000 SF

62. U.S. Department of Transportation
JBG
Office: 1,350,000 LSF
Retail: 1,200 SF

63. Boilermaker Shops
Forest City Washington
Office: 10,600
Retail: 30,400 SF

64. Lumber Shed
Forest City Washington
Retail: 16,000 SF

65. District Winery
Forest City Washington
Office: 14,200 SF

66. Maritime Plaza I
COPT
Office: 200,600 SF

67. Maritime Plaza II
COPT
Office: 160,000 SF

68. Washington Navy Yard
Office: 2,200,000 SF

69. 900 M Street
Paramount Investments
Retail: 7,500 SF

70. 821 Virginia Avenue SE
Retail: 2,500 SF

71. Humane Rescue Alliance Headquarters

72. 25 M
Akridge/Brandywine
Office: 247,000 SF
Retail: 20,000 SF

73. F1RST Retail Pavilion
Grosvenor Americas/McCaffery
Retail: 7,200 SF

74. Community Center at Capitol Quarter
DCHA

75. Van Ness Elementary School
DCPS

76. The Car Barn
National Community Church
3,799
Existing apartments

2,280
Apartments under construction

138
Condo units breaking ground in 2016

6,000
Residents
Residential

“The Capitol Riverfront is the perfect place for condominium living with easy access to downtown, unmatched outdoor amenities, and well established shops, restaurants and entertainment. We are excited to be part of the growth of this wonderfully unique area.”

–Amy Phillips, Vice President, Monument Realty

2016 State of the Front

Calling the Capitol Riverfront “Home”

The Capitol Riverfront has over 6,000 residents living in the neighborhood today. By 2019, the number of residents will increase to more than 10,000. Supporting that growth is a tremendous surge in the number of residential units. In 2016, 1,483 new apartments were completed in the Capitol Riverfront bringing the total number of apartments in the neighborhood to 3,799. Included in this construction boom are affordable units which will ensure that the Capitol Riverfront remains a balanced and welcoming community. According to RealPage, which tracks real estate market data nationally, the Capitol Riverfront is currently the 5th busiest submarket in the country for residential construction.

Best in Class Amenities Attract Residents

Residents are attracted to the Capitol Riverfront, in part, by the exciting mix of high-end building amenities, vibrant ground-floor retail, and world-class parks. WC Smith’s 334-unit Agora apartments will open in 2017 with a 35,000 SF Whole Foods. Grosvenor/McCaffery/CEI’s 325-unit FIRST residences will feature a rooftop theater experience and views into Nationals Ballpark. Building amenities in the neighborhood range from rooftop dog parks to commercial kitchens to rentable bikes.

For-Sale Projects Break Ground

The wait for new for-sale product is finally over. In 2016, there are 780 for-sale units in the BID, 138 new-for-sale units under construction, and 946 condo units that will break ground next year. In 3 years, the number of for-sale units in the Capitol Riverfront will more than double. With no new deliveries since 2012, the demand for new condo projects – such as PN Hoffman’s The Bower in The Yards, JBG’s West Half Street project, and Monument’s Ten Van in the Ballpark District– in the Capitol Riverfront is expected to be high.

RESIDENTIAL INVENTORY AND ESTIMATED POPULATION 2016-2019

- Condos
- Apartments
- Population

14,400
9,800
8,100
6,000

2019
2018
2017
2016

9,228
1,288
780
3,799

16k
14k
12k
10k
8k
6k
4k
2k
0

Ten Van, Monument Realty

Park Chelsea, WC Smith

Whole Foods
35
Retailers

64
Retailers

325K
SF of existing retail

567
Hotel rooms
2016 State of the Front

Retail & Hospitality

“We are excited about the opening of our Homewood Suites in the Capitol Riverfront neighborhood. As the neighborhood continues its growth and development, we are thrilled to contribute to its expansion.”

—Gia Polo, General Manager, Homewood Suites

Tremendous Growth in Hotel Rooms

The Capitol Riverfront’s high profile events, national office tenants, games and events at Nationals Park, and growing number of residents are driving demand for hotel rooms skyward. By early 2017, the hospitality sector will have tripled since 2014 with the delivery of an additional 533 rooms. The Courtyard by Marriott opened in 2006, Hampton Inn & Suites opened in late 2015, Homewood Suites delivered in 2016, and the Marriott Residence Inn will be completed in early 2017. In addition to these national hotel brands, Forest City Washington announced plans for a 210-room boutique hotel in The Yards that will open in 2019.

Embracing #MadeinDC and Local Restauranteurs

In 2016, 50,000 SF of newly delivered retail space brought the Capitol Riverfront to 325,000 SF of existing retail space. Homegrown eateries have eyed the neighborhood as prime for expansion, with Chix opening its third District location on Half Street, and local restauranteurs Nick and David Wiseman opening Whaley’s Raw Bar & Restaurant in the Lumber Shed Building. Just in time for the holiday season, pop-up Steadfast Supply opened in Arris from October through December selling apparel and goods from DC-based retailers. Also in 2016, locally owned The Brig opened as a beer garden on Lower 8th Street to provide another outdoor dining option.

A Regional Destination

2017 and beyond is bright for all types of retail in the Capitol Riverfront, as 17 new businesses join the neighborhood’s retail offerings. Whole Foods opens in 2017 at WC Smith's the Agora at The Collective, which will draw residents from across the District. MRP’s Dock 79 brings waterfront dining to life with The Salt Line and All-Purpose Pizzeria – named best restaurant in the city by The Washington Post. Further up the riverfront, the Capitol Riverfront gains a marquee entertainment venue as District Winery opens in the fall with a tasting room, wine production, and event space. The Capitol Riverfront’s burgeoning fitness culture is complemented by the opening of Conte’s Bike Shop at Arris and Orange Theory Fitness at Ore 82 in 2017.
500K
SF Office Under Construction

6.2M
SF Existing Office Space

34K
Daytime Employees

40%
Millennial Workforce
2016 State of the Front Office

“The Capitol Riverfront community is the perfect place to do business – proximity to the Capitol, the agencies, and the airport. We are very happy to be in the neighborhood of tomorrow, today.”

—Kieran Mahoney, Chief Executive Officer, Mercury Public Affairs

Trophy Office Breaks Ground

Three new trophy office projects are under construction in the Capitol Riverfront in 2016 – adding to the BID’s existing 6.2 million SF of office. DC Water is building its new 151,000 SF LEED Platinum headquarters building along the Anacostia River. Monument broke ground on an 116,000 SF office building that will be the new headquarters for the National Association of Broadcasters, who will move to the Capitol Riverfront from Dupont Circle. Skanska is building its new trophy-class office building at First and M Streets SE, which will open in 2018. Akridge and Brandywine have also announced plans for a third office building in the Ballpark District, 25 M, which will bring another 247,000 SF of office to the neighborhood.

New Wave Of Office Tenants

WeWork, the largest co-working operation in the country announced plans to open a new 68,000 SF location in the Capitol Riverfront in 2017. WeWork will join a new wave of office tenants in the Capitol Riverfront such as broadcasters, public affairs firms, and associations who are all making the Capitol Riverfront their home. Capitol Riverfront office tenants include CBS Radio, Mercury Public Affairs, and the Trust for Public Land. These new tenants join the BID’s traditional tenant base of Fortune 500 companies and government tenants.

Attract And Retain Top Talent

According to the BID’s 2016 Perception Survey, 60% of neighborhood residents and 40% of daytime employees are millennials, ages 18-34. The Capitol Riverfront neighborhood’s mix of retail, transit accessibility, and park spaces are amenities that attract and retain top talent. In 2017, 13 new restaurants will open in the Capitol Riverfront ranging from increased take-out lunch options at restaurants like Chipotle and Shake Shack to new riverfront dining options at The Salt Line and All-Purpose Pizza. The neighborhood remains accessible and convenient to commuters throughout the region with direct access to I-395, I-295, Metro’s Navy Yard-Ballpark station, and options to bus, bike, and walk. In the BID’s 2016 Perception Survey, 99% of daytime employees said they attended at least one event in the neighborhood in the last year – events such as Nationals home games, the BID’s Friday night concerts in Yards Park, or the popular lunch time food truck festival, Truckeroo.
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 mixed-use project.

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

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

2007

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

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.

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.

2010

Yards Park opens as a 5½-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.

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.

2009

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

Nearly 200,000 SF of office leases signed.

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

2011

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

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.

Canal Park breaks ground.

2012

Capitol Riverfront BID celebrates 5th anniversary.

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.
Yards Park wins ULI Urban Open Space Award.

**2014**

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

**CBS Radio** moves into 1015 Half and broadcasts six radio stations from the Capitol Riverfront.

**Display Ship USS Barry** is retired from its long-time berth on the Anacostia River.

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.

**2013**

Restaurants continue to open including **Osteria Morini**, **Bluejacket Brewery**, **Nando’s Peri-Peri**, and **Kruba Thai**.

Capitol Riverfront **Urban Design Framework Plan** released.

50,000 SF of retail leases signed, including **Whole Foods**, **Sweetgreen**, and **TaKorean**.

Completion of Phase I of the **11th Street bridge reconstruction**, a $300 million infrastructure improvement project led by DDOT.

**Twelve12** (218 units) and **Parc Riverside** (217 units) apartments deliver.

**2015**

10 apartment buildings (3,142 units), **3 hotels** (Hampton Inn, Homewood Suites, Marriott Residence Inn), and **1 office building** (99 M) under construction.

**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.

Seven new residential buildings under construction.

**2016**

**The Yards Marina** opens on the Anacostia River with 50 boat slips.

Apartments continue to deliver, including Park Chelsea, Dock 79, Arris, The Bixby, and ORE 82 in 2016.

**District Winery** opens at The Yards. (2017)

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

**Construction begins** on the new Frederick Douglass Memorial Bridge. (2017)

**2017-2019**

More residential deliveries as Agora, One Hill South, Fr1ST Residences, and 1221 Van deliver. (2017)

**Whole Foods** opens at the Agora. (2017)

**DC United Stadium** opens in Buzzard Point. (2018)

**National Association of Broadcasters** and **DC Water** open new headquarters office buildings in the Capitol Riverfront. (2017-2018)

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

The Ballpark District emerges with the completion of 1221 Van, One M, Ten Van, 1250 and West Half. (2017-2019)