A CONSTANT
Foundation in a Year of Change
# Table of Contents

- Letter from the President – The River is a Constant ..................................................... 2
- Buildout Numbers .............................................................................................................3
- A Year in Review ................................................................................................................4
- The River and Our Parks – Parks Management ............................................................. 6
- Tracking the Trends – Economic Development .............................................................8
- Ensuring an Inviting Neighborhood – Public Realm and Clean Team .......................10
- Getting from A to B – Mobility and Transportation .....................................................12
- Keeping Connected – Marketing and Communications ............................................. 14
- Building and Sustaining Community – Events and Programming .............................16
- Development Map ........................................................................................................... 18
- Financials .........................................................................................................................20
- Board of Directors ......................................................................................................... 21
- Staff .................................................................................................................................. 22
- Core Values ......................................................................................................................23
- Resources ....................................................................................................................... 24
Letter from the President
The River is a Constant

Greetings to the Capitol Riverfront Community:

Our world, nation, and city have been dramatically changed over the past 12 months due to the COVID-19 pandemic. We have all experienced business, restaurant and hotel closings, social distancing and shelter in place directives, the closing of public facilities, a health care crisis that comes in waves, job losses in the millions, and shocks to our economy that have shaken us all. Many of the institutions that we rely on daily have been changed or put on hold, while others have been brought to the forefront of our lives.

Daily disruptions have now become the new monthly routine, causing us to seek normalcy wherever we can find it. We all seem to look for the “constants” in our lives that give us comfort — family, time with friends, a walk in nature, shared experiences through smartphones and social media, family movie nights, a trip to a state park, and so on.

The Anacostia River and its open spaces along the Riverwalk Trail are one of the “constants” of our Capitol Riverfront neighborhood; and

The Yards 66.5 3,505,050 51% 4,168,950 61% 6,874,950 100% 18.6%
-

Ballpark District 47.3 4,402,200 89% 4,426,200 90% 4,929,200 100% 13.3%

Capitol Riverfront | Buildout by Use Type

These and other efforts will continue for many months to come and will also shape our activities when a new normal begins. I hope that our FY20 Annual Report will illustrate how our efforts in the past 12 months helped create normalcy, support and “constants” that our stakeholders, residents, employees, and visitors can rely on.

Best wishes to you all. Stay safe and healthy, remember your neighbors, and thank the frontline workers who are out there every day for us.

Michael Stevens, AICP
President, Capitol Riverfront BID

Capitol Riverfront continued its rapid development in 2020 and is quickly approaching 70% buildout of the anticipated 37 Million SF of total development. The charts below provide a glimpse at how that development is distributed – both by uses and by geography.

Capitol Riverfront | Buildout by Subarea

Capitol Riverfront | Buildout Numbers

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2020 A Year in Review

Planning and Economic Development

Launched a $200,000 transportation planning project focusing on the M Street corridor as well as connectivity to Buzzard Point and Union Station.

Revamped and expanded the Quarterly Development Report.

Completed 2 rounds of Subarea Planning for all parts of the neighborhood and published a strategic action agenda for the coming years.

Community Events

Pre-pandemic, hosted monthly Neighborhood Meet-Up events, including Speed Date Skate at the Canal Park Ice Rink.

1,000+

Attendees at Capitol Riverfront Drive-In Movies.

13,000 Views of Virtual Programming including Friday Night Concerts.

Gave out 200 decorated pumpkins at the socially-distant annual Pumpkins in the Park event.

Covid Response

100 Gallons of hand sanitizer delivered to restaurants and retailers.

Clean Team worked a full schedule throughout the pandemic.

13,000+ Meals delivered to neighborhood residents in partnership with World Central Kitchen.

Procured, subsidized and distributed 150 heaters and 50 tents to neighborhood businesses to help their winterization efforts.

Assisted 10 restaurants implementing Streateries for expanded outdoor dining.

Increased communication efforts to all stakeholders, including adding new sections to the websites, and making the newsletter weekly.

Public Realm

94,950 Bags of trash pulled by Capitol Riverfront Clean Team.

300 Light fixtures added or replaced in Canal and Yards Parks.

294 New light pole banners.

2,300 SF of boardwalk replaced.

Marketing and Branding

12,000 Newsletter subscribers.

418 Earned media hits.

Launched “The River in Focus” Outdoor Photo Exhibit.

Neighborhood Accomplishments

2 new office buildings and 1 office building expansion under construction.

Population Growth in Capitol Riverfront: 2,200+ people.

3,246 New housing units delivered.

Despite Covid-19, a net gain of 10 new restaurant/retail establishments.

2020 Annual Perceptions Survey

Main Factors that Attracted Residents to Capitol Riverfront

Location: 71%

Parks: 57%

Retail Options: 47%

Transportation: 43%

Sports: 37%

Cost of Living: 16%

Households Composition of Residents by Age Group

1,140 Respondents

Live Alone: 10%

Live with Partner: 30%

Live with Roommate: 30%

1,457 Respondents

< 18: 10%

18-24: 3%

25-34: 56%

35-44: 20%

45-59: 12%

60+: 4%

Annual Report 2020
Capitol Riverfront’s parks have been a defining feature since Yards Park opened in 2010. These world-class facilities provide residents, employees, and visitors opportunities for recreation as well as an outdoors respite. They also provide access to the Anacostia River, which is the neighborhood’s greatest natural asset.

From the Mayor’s initial stay-at-home order, it quickly became evident that these open green spaces were a refuge during the onset of Covid-19. Residents flocked to the parks to find relief in the outdoors — whether by picnicking, going for a run, walking their dogs, or exploring ways to socialize from a distance. This made the parks’ importance clearer than ever and underscored their role as the connecting fabric of the neighborhood.

As the city began to re-open, the parks were visibly changed. While events and more social amenities — like water features — were put on hold, the parks saw an increase in visitors who brought takeout meals from local restaurants for outdoor dining. As a result, our trash pickups in the park far exceeded last year’s volumes.

As open-air dining became standard practice, local restaurants expanded their outdoor areas into both parks, where possible. The refurbishment of benches and bleacher seats in Canal Park — along with the deployment of new tables and chairs — created small gathering areas that were better suited for the new safety requirements. Additionally, electrical sockets were upgraded and now include USB ports.

The Yards Park boardwalk adjacent to the empty Canal Basin water feature was upgraded to a textured board solution. Previously, the boardwalk would often become slick when the water features were in use. This upgrade is designed to enhance safety and comfort in that area.

The lighting under the architectural bridge has been fully replaced as part of a three-year $500,000 investment in lighting improvements throughout the parks. This creates an inviting space that also provides shelter from rain and hot summer sun.

These lighting improvements extended to Canal Park as well. Building on last year’s significant investments in the Glow Cube and catenary lights, the first round of bollard light replacements was undertaken.

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The BID’s Planning and Development team worked diligently over the past year to track development progress and the state of the neighborhood’s residential, office, and retail markets. The data provided in the Quarterly Development Report is an important and reliable resource for the BID’s commercial real estate stakeholders as they plan for future growth and development in the neighborhood.

A key 2020 initiative was the Subarea Planning Process, which consisted of two rounds of strategic planning meetings with stakeholders from each of the neighborhood’s seven subareas. This planning process examined key issues and opportunities specific to each part of the neighborhood and identified future action items while also connecting these action items back to broader BID initiatives and neighborhood-wide goals.

The Planning and Development team was also responsible for conducting the neighborhood’s Annual Perception Survey which allows residents, employees, and visitors to provide the BID and its stakeholders with valuable insights that guide future decisions related to public realm maintenance, transportation and mobility, retail, neighborhood events, and more.

During the Covid-19 pandemic the Planning and Development staff, working closely with BID colleagues and neighborhood stakeholders, conducted several surveys of neighborhood businesses to determine the pandemic’s impact on office and retail markets. This included working with RCLCO and two other BIDs on a fiscal impact analysis examining how the loss of events at major venues impacted surrounding businesses and local tax revenue.

The team also worked with local restaurants and retailers to support winterization efforts by arranging a bulk purchase of heaters and tents, and further reducing costs to those businesses by subsidizing more than half of the cost of those items.

A key 2020 initiative was the Subarea Planning Process, which consisted of two rounds of strategic planning meetings with stakeholders from each of the neighborhood’s seven subareas.
Ensuring an Inviting Neighborhood
Public Realm and Clean Team

At the core of the BID’s functions is maintaining the highest quality public realm. The most critical element is the neighborhood’s Clean Team, whose members work seven days a week emptying trash cans, removing litter and debris, cutting grass, removing snow, and performing minor landscaping.

Additionally, the Public Realm team is working collaboratively with the BID’s Planning and Development team to set the stage for a series of future neighborhood initiatives. These will help to ensure that Capitol Riverfront’s public spaces are world-class environments for residents, employees, and visitors alike to enjoy. Future initiatives include:

- Pursuing the installation of rain gardens along key corridors, to both protect the Anacostia River and create linear greenspaces along these roadways.
- Applying for grants to improve our trail systems through regular maintenance.
- Planning for public art, activations, other public realm improvements in the freeway underpasses to establish them as inviting neighborhood gateways.

During the Covid-19 pandemic, the BID’s Clean Team members continued their work both in the parks and throughout the neighborhood. The essential services they provided helped ensure that the environment remained clean and peaceful — even during the most uncertain of times, when public spaces were especially critical to the neighborhood’s resilience.

The Clean Team routes were also extended into the Buzzard Point subarea of our neighborhood. Buzzard Point has experienced the delivery of almost a thousand new residential units and residents are moving in warranting the new Clean Team routes.

The BID also added two new “force multipliers” that can leverage the efforts of our crews. A third pick-up truck was added to the team to assist in trash pick-ups and the removal of debris from the public realm. A riding lawn mower increased the ability of our landscape team to deal with more maintenance of landscaped areas such as parkways and open space.

During the Covid-19 pandemic, the BID’s Clean Team members continued their work both in the parks and throughout the neighborhood.

| 18 Full-time Clean Team workers |
| 3 Trucks deployed |
| 42,216 Hours of total service in 2021 |

Clean Team members working together to assemble holiday trees.
Getting from A to B
Mobility and Transportation

One of the most critical elements to ensuring the continued growth, vibrancy, and equity of Capitol Riverfront is a safe and effective transportation network that allows for a variety of mode choices.

In 2020, the BID staff continued to work with stakeholders and the city government, as well as adjacent neighborhoods, to pursue a range of mobility goals. These included launching a $200,000 planning study leveraging a $150,000 grant from the U.S. Department of Transportation (USDOT) and partnerships with the District Department of Transportation (DDOT) and the Southwest BID. This project will study the feasibility of bus rapid transit (BRT) running both east-west and north-south in the neighborhood as well as planning for protected bike/scooter lanes and improvements to the M Street corridor streetscape.

Additionally, BID staff is beginning work on a range of other projects:

- Enhancing the walking and biking experiences on New Jersey Avenue to foster a stronger relationship between the U.S. Capitol complex, The Yards, and the Anacostia River;
- Convening stakeholders to formalize the workplan for the freeway underpass gateway project; and
- Advocating for future phases of improvements to the South Capitol Street corridor to be implemented so that it serves as the gateway to the nation’s capital and to Capitol Riverfront.

The Covid-19 pandemic brought its own mobility challenges and opportunities. In response to the pandemic, the BID worked with DDOT, restaurants, retailers, property owners, and developers to design, build, and then expand outdoor dining areas on the street right-of-way. These “streateries” allowed restaurants to expand their outdoor dining capacity to help offset the capacity limits on indoor dining due to public health restrictions. Additionally, the BID worked with DDOT to designate pick-up and drop-off zones around the neighborhood to support restaurants with street parking for takeout deliveries. The BID was also excited to see DDOT implement a car-free lane pilot program along M Street, which is a first step toward bus rapid transit in the neighborhood, which BID staff has advocated for years.

In response to the pandemic, the BID worked with DDOT, restaurants, retailers, property owners, and developers to design, build, and then expand outdoor dining areas on the street right-of-way.
Throughout the year, retail support and community building have been a primary focus for the BID and its marketing efforts. During the onset of the pandemic, the marketing team put community initiatives and programming in place to support neighborhood retailers, provide real-time information to stakeholders, and offer entertaining content to residents. The neighborhood website was curated to feature the daily status of every neighborhood retailer. Digital campaigns were launched to support patronage of neighborhood shops and restaurants including a virtual #CapRivCoffeeBreak, a Date Night Challenge, and a virtual Oktoberfest Crawl. These served to encourage residents in the DC Metro Area to experience neighborhood dining options, enhance brand awareness, and increase social engagement. The #CapRivTogether Virtual Meetup Series, an at-home take on the BID’s in-person monthly meetup series, was launched to showcase neighborhood businesses through cocktail and recipe tutorials, fitness routines, and other lifestyle activities.

The BID launched The River in Focus photo exhibit to celebrate the many years and transitions of the Anacostia River Watershed. It featured moving images of resilience curated by DC-based, award-winning photographer and author Krista Schlyer. The exhibit depicted both wildlife and human infrastructure, offering a glimpse into the river’s seasons of transformation and natural history, centuries of degradation, and more recent restoration.

In coordination with Buzzard Point stakeholders, local artists Kaliq Crosby and Rose Jaffe were commissioned for a mural painting at the safety structure along the Pepco substation in Buzzard Point—featuring important figures and key elements that reflect the rich contributions of this dynamic part of the District.

New street pole banners were also installed to bring a visual vibrance to the area’s sidewalks and showcase how real residents, employees, and visitors enjoy neighborhood activities.

The neighborhood website was curated to feature the daily status of every neighborhood retailer.
Pandemic times and shelter-in-place directives caused everyone to realize that maintaining a sense of community was more important than ever this year.

Through the #CapRivCares campaign, the BID was able to raise $10,000 for Van Ness Elementary students in need of technology and supplemental lunch meals. Additionally, it was able to highlight every gift card fund and outreach being implemented by neighborhood businesses. The BID also supported the efforts of Nationals Park World Central Kitchen by delivering more than 13,000 meals to Capitol Riverfront residents between April and October.

While in-person event opportunities looked significantly different this year, the BID was able to pivot to creative programming. A Virtual Fitness Series was launched, in coordination with VIDA Fitness, to bring yoga, Pilates, and dance fitness classes to the residential community on a weekly basis. A “Friday Nights from Home” Concert Series, in partnership with DC Fray, brought the beloved Friday Night Concert series to the virtual stage over a four-week period and helped drive business to local dining establishments. In June, the event celebrated the tenth anniversary of the Friday Night Concert Series by showcasing local musicians who have performed on the Yards Park Boardwalk Stage over the past decade. In addition, the popular Capitol Riverfront Outdoor Movie Series returned in the fall as a contact-free drive-in experience. Ticket proceeds were donated to local charities, including Van Ness Elementary and DC Central Kitchen. Other fall events included the 7th Annual Pumpkins in the Park, which transformed the middle block of Canal Park into the neighborhood’s very own pumpkin patch.

As the holiday season continued, the BID hosted the “12 Days of CapRiv” campaign—a lineup of virtual programming and socially-distanced activities that supported local shops and restaurants, and provided a way for residents and visitors to safely celebrate the holidays. From holiday-themed drive-in movies and virtual winter cocktail-making classes to a seasonal family photo booth and pet portraits with Santa, the two weeks of remixed holiday traditions had over 2,000 participants and raised over $7,000 for local charities.
### 2020 End of Year Development Map

**Towards 70% Buildout**

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>Developer</th>
<th>Delivered/UC Year</th>
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<tbody>
<tr>
<td>1</td>
<td>853 New Jersey</td>
<td>Greystar</td>
<td>2022 Q1</td>
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<tr>
<td>2</td>
<td>809 New Jersey</td>
<td>Greystar</td>
<td>2022 Q2</td>
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<tr>
<td>3</td>
<td>AC Marriott Hotel</td>
<td>Greystar</td>
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<tr>
<td>4</td>
<td>The Garret</td>
<td>WC Smith</td>
<td>2020 Q3</td>
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<tr>
<td>5</td>
<td>Crossing - Ph. II</td>
<td>Tishman Speyer</td>
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<tr>
<td>6</td>
<td>Crossing - Ph. I</td>
<td>Tishman Speyer</td>
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<td>Arthur Capper Senior Apts</td>
<td>DCHA/Urban Atlantic</td>
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<td>8</td>
<td>1000 South Capitol</td>
<td>Lerner Enterprises</td>
<td>2022 Q2</td>
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<tr>
<td>9</td>
<td>Parc Riverside - Ph. II</td>
<td>Toll Brothers</td>
<td>2020 Q2</td>
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<td>10</td>
<td>Meridian on First</td>
<td>Paradigm Devel.</td>
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<td>Kennedy on L</td>
<td>Red Ace/DBT</td>
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<td>Coda on Half Street</td>
<td>MRP Realty; May Reigler; Kruger Real Est.</td>
<td>2021 Q3</td>
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<td>80 M - Expansion</td>
<td>Columbia Property Trust</td>
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<td>250 M</td>
<td>WC Smith</td>
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<td>West Half</td>
<td>JBG SMITH</td>
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<td>The Kelvin/Envy</td>
<td>Jair Lynch</td>
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<td>1299 First</td>
<td>MGA</td>
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<td>Chemonics Headquarters</td>
<td>Brockfield Prop.</td>
<td>2021 Q4</td>
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<td>Peninsual 88</td>
<td>Monument Realty</td>
<td>2020 Q2</td>
</tr>
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</table>

**2020 Development**

- **Delivered and Under Construction (UC)**
  - Existing or Under Construction
  - Future Development Parcels
  - Planned Street
  - Existing Pedestrian Path
  - Planned Pedestrian Path

**Residential Delivered in 2020**

**Commercial Delivered in 2020**

**Hotel Delivered in 2020**

**Residential UC in 2020**

**Commercial UC in 2020**

**Commercial Expansion UC in 2020**

**Hotel UC in 2020**

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**Note:** The map illustrates the development status as of the end of 2020, towards 70% buildout.
Financial Positions

Cash and Cash Equivalents $1,829,888
Other Assets 105,488
Total Assets $1,932,376
Liabilities $1,285,552
Net Assets 646,824
Total Liabilities and Net Assets $1,932,376

STATEMENT OF ACTIVITIES

Revenues
BID Tax $2,379,973 60.0%
Yards Park (Includes City Grant) 1,023,132 25.8%
Canal Park (Includes City Grant) 343,153 8.7%
Other (Includes Sponsorships) 217,655 5.5%
Total Revenues $3,963,889 100.0%

Expenses
Public Realm/Clean Team $1,305,706 31.8%
Economic Development/Transportation 568,206 13.8%
Marketing/Community Building 81,164 19.8%
Yards Park 1,025,064 25.0%
Canal Park 353,633 8.6%
Administration 42,258 1.0%
Total Expenses $4,106,031 100.0%

Change in Net Assets -$142,142

The Capitol Riverfront BID bylaws provide that the Capitol Riverfront BID will be governed by a board of directors comprised of not more than 21 voting members. The board will also include non-voting members representing important civic, institutional, and community stakeholders.

Three-Year Term
(Expires 12/2022)
John Begert - MRP Realty
John Beinart - Greystar
Brad Fennell - WC Smith
Adam Gooch - Akridge
Russell Hines - Monument
James Kelly - JBG SMITH

Two-Year Term
(Expires 12/2021)
Carlos Bonner - Jair Lynch
Mark Brody - The Brig
Vicki Davis - Urban Atlantic
Matt Johnson - National Community Church
Vicki Johnston - Capital City Real Estate LLC
Shawn Kyle - Lerner
Toby Mittman - Brookfield Properties

One-Year Term
(Expired 12/2020)
Scott Moseley - Steuart Investments
Garrick Francis - CSX Railroad
Daryl Jackson - Capitol Hill Tower Co-op
Christopher Macary - PM Hotel Group
Henry Ross - Tishman Speyer
Paige Grozelak - Western Development

At-Large Stakeholders
Jim Foster - Anacostia Watershed Society
Gail Kenson - Washington Navy Yard
Gregory McCarthy - Washington Nationals Baseball Club
Vincent Morris - DC Water
Trey Sherard - Anacostia Riverkeeper
Martin Smith - Barracks Row Main Street

financials
Front Row, Left to Right: Gil Carcamo, Barry Williams, Dominique Moses  
Back Row, Left to Right: Diarra Logan, Bernard Bynum, Jeffery Malcom, Mike Hudson, Richard Lewis, William Wardlaw, Derrick Babb, Joseph Wright, Gary Williams, Antoine Walker, Jerry Carcamo, Diarra Walton, Andre Tobe, Deandre Harris  
Due to Covid-19 we do not have an updated Clean Team photo. This team photo was taken in 2019.

Office Team

Grace Aucella  
Events and Marketing Manager

Tony Boyd  
Director of Parks

Susan Hampton  
Public Realm Director

Jeff Jamawat  
Planning and Development Manager

Ted Jutras  
Vice President of Planning and Development

Clean Team

The Capitol Riverfront BID provides place management services that assist in creating a neighborhood that is clean, safe, accessible, unique, friendly, and vibrant.

The BID actively collaborates and forms partnerships to achieve the vision for the Capitol Riverfront neighborhood, and supports the development of the Capitol Riverfront neighborhood as a new downtown on the banks of the Anacostia River in Washington DC. In support of this mission, the BID provides the following services:

- **Clean teams**
- **Advocacy efforts**
- **Economic development and business attraction**
- **Community-building events like concerts, movies, and other signature programming**
- **Transportation analysis and advocacy**
- **Park maintenance and other public realm improvements**
- **Marketing, branding, and public relations initiatives**
- **Real estate market research and analysis**
Visit capitolriverfront.org/about/resource-library for more detailed information about the organization and the neighborhood, including:

**COVID Fiscal Impact Analysis – Executive Summary (2020)**
This fiscal impact analysis, commissioned by Capitol Riverfront BID, Southwest BID, and the Downtown DC BID and performed by RCLCO highlighted the impact on the COVID-19 pandemic on retail and restaurant business in areas around major sports and entertainment venues and the subsequent impact on District tax receipts.

**Riverfront Recaptured (2017)**
This critical fiscal impact analysis highlights how the Capitol Riverfront has emerged as a major economic contributor to the District over the previous decade. Already, the District will break even on its public investments into the Capitol Riverfront this year, just 10 years after the inception of the Capitol Riverfront BID.

**Capitol Riverfront Video**
Released in 2015 and updated every other year, the Capitol Riverfront BID’s marketing video showcases the vibrancy of the neighborhood. Winner of the International Downtown Association’s Merit Award and the International Economic Development’s Excellence Award.

**Capitol Riverfront Development Map**
This 1-page map identifies project name, owner, use, and status for all existing, under construction, and pipeline development projects in the Capitol Riverfront.

**Transportation Guide**
This 4-page brochure provides information on travel options to and within the Capitol Riverfront.

**Development Timeline (1995 - 2018)**
Key milestones in the growth of the Capitol Riverfront.

**Capitol Riverfront Perception Survey Results**
The BID’s annual perception survey provides the most current demographic and socio-economic data for the neighborhood’s residents and employees and documents resident and employee retail preferences and other neighborhood perceptions.

**GreenPrint of Growth 2.0 (2017)**
In this report, RCLCO reexamined the growth that has occurred within a quarter-mile of the Green Line stations from Petworth to Navy Yard/Ballpark since the original report.

**2020 Subarea Planning: Summary and Action Plan (Coming in 2021)**
DC Amplified. Life Simplified.

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