COMMUNITY GROWTH CONNECTION

2021 Annual Report

CAPITOL RIVERFRONT
DC Amplified. Life Simplified.
Best wishes for the start of 2022 and for all that a New Year entails. I hope that you all experience a year full of exceeded expectations, time with family and friends, and an everyday return to the workplace and a sense of normalcy.

This past year again presented extraordinary challenges for everyone — families, individuals, businesses large and small, front-line workers, employees everywhere, and our civic institutions. In so many instances we all had to adapt and “pivot” to new ways of doing business, going to school, visiting restaurants, working, and living our lives. It all seemed to change yet some constants remained the same.

Our Capitol Riverfront neighborhood experienced community, growth, and connection during a year when these things seemed elusive and unattainable. The year became not so much a celebration of big projects or events, but the stringing together of smaller successes that added up to a year to recognize and celebrate as worthy.

Community | Capitol Riverfront neighbors provided hyper-local support to our restaurants and merchants, while attending events and gathering in parks and open spaces for communal activities. Even during the pandemic our sense of community continued to grow.

Growth | Multiple development projects continued or delivered in 2021, and apartment leasing and occupancy rates returned to a near normal level towards the end of the year. This speaks to the sound fundamentals of the neighborhood as a community and the appeal of the parks and the Anacostia River.

Connection | The BID remained connected to the community through our newsletter, events, social media, and promotional activities for our restaurants and merchants. Our baseball and soccer venues provided opportunities for connection through sports, while the parks and Riverwalk trail connected people to the outdoors and each other.

2021 illustrated that success can be based on a series of smaller, well planned, and executed programs and events. It also reminded us that fostering a sense of community, facilitating new growth, and providing the opportunity for connections are fundamental to our daily, monthly, and annual BID operations.

2021 also served as a year in which we started positioning for the next five years of BID operations with our 5-year renewal application that will be submitted in 2022. The board and staff spent the year on a planning process called Strategic Initiatives to Achieve Buildout, in essence a strategic plan that will be the foundation for our renewal effort. This effort coalesced our thinking as to what will make Capitol Riverfront a well-rounded and full-service community for all, including civic/community facilities and more park space for a growing population. Reflection, when tied to strategies and implementation, is instructive to us all. Be well, be good, and do all the good that you can.

Michael Stevens, AICP
President, Capitol Riverfront BID
Capitol Riverfront continued its rapid development in 2021 and is now 71% built-out 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 Use Type

<table>
<thead>
<tr>
<th>Buildout by Subarea</th>
<th>Total Acreage</th>
<th>Total Delivered + Under Construction (UC) SF - Year End 2021</th>
<th>Office Delivered + UC / Anticipated Total Buildout</th>
<th>Residential Delivered + UC / Anticipated Total Buildout</th>
<th>Retail Delivered + UC / Anticipated Total Buildout</th>
<th>Hotel Delivered + UC / Anticipated Total Buildout</th>
<th>Entertainment Delivered + UC / Anticipated Total Buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballpark District</td>
<td>47.3</td>
<td>4,402,200 of 4,929,200 SF</td>
<td>608,253 of 1,058,253 SF</td>
<td>2,260 of 2,360 units</td>
<td>92,200 of 182,054 SF</td>
<td>0 of 324 keys</td>
<td>0 of 20,000 SF</td>
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<tr>
<td>Buzzard Point</td>
<td>84.1</td>
<td>2,046,200 of 6,873,054 SF</td>
<td>0 of 492,000 SF</td>
<td>1,043 of 1,347 units</td>
<td>26,010 of 39,010 SF</td>
<td>32 of 32 keys</td>
<td>74,300 of 74,300 SF</td>
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<tr>
<td>Capitol Quarter-Lower Barracks Row</td>
<td>65.9</td>
<td>1,833,140 of 2,591,140 SF</td>
<td>306,572 of 306,572 SF</td>
<td>897 of 915 units</td>
<td>0 of 0 SF</td>
<td>0 of 0 SF</td>
<td>0 of 0 SF</td>
</tr>
<tr>
<td>Maritime Plaza-Historic Boathouse Row</td>
<td>45.2</td>
<td>371,000 of 1,843,000 SF</td>
<td>360,530 of 360,530 SF</td>
<td>0 of 900 units</td>
<td>166,891 of 302,791 SF</td>
<td>424 of 424 keys</td>
<td>20,000 of 20,000 SF</td>
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<tr>
<td>North of M</td>
<td>74.0</td>
<td>8,460,350 of 11,825,500 SF</td>
<td>1,891,562 of 2,236,562 SF</td>
<td>6,282 of 8,031 units</td>
<td>194,358 of 286,286 SF</td>
<td>225 of 225 keys</td>
<td>40,000 of 40,000 SF</td>
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<tr>
<td>The Yards</td>
<td>66.5</td>
<td>3,505,050 of 6,814,950 SF</td>
<td>1,528,286 of 2,840,286 SF</td>
<td>1,307 of 2,396 units</td>
<td>20,000 of 20,000 SF</td>
<td>0 of 0 SF</td>
<td>0 of 0 SF</td>
</tr>
<tr>
<td>Washington Navy Yard</td>
<td>77.7</td>
<td>2,000,000 of 2,000,000 SF</td>
<td>0 of 0 SF</td>
<td>3 units of 3 units</td>
<td>1,518 of 1,518 units</td>
<td>0 of 0 SF</td>
<td>0 of 0 SF</td>
</tr>
<tr>
<td>CapRiv Totals</td>
<td>460.7</td>
<td>22,616,940 of 36,599,384 SF</td>
<td>6,695,303 of 9,253,303 SF</td>
<td>11,799 of 19,549 units</td>
<td>860,669 of 1,550,323 SF</td>
<td>1019 of 1,958 units</td>
<td>134,300 of 189,300 SF</td>
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2021 IN REVIEW

Planning and Economic Development

8 underpass improvements planned in Underpass Vision Plan
3 major transportation & mobility initiatives underway

Marketing and Branding

14,700 email subscribers
$21,000 spending incentivized at neighborhood restaurants through the Riverfront Rewards loyalty program and Valentine’s Day dining initiative

Public Realm

64 properties sharing data for the BID’s Quarterly Development Reports (96% participation)
644 earned media hits

Neighborhood Accomplishments

7,000 Neighborhood Guides sent out to residential units
1.7 million social media impressions

Community Events

25 new planters & benches installed on First Street SE
124,000 unique Yards Park visitors
9,000 summer concert attendees

$21,000 spending incentivized at neighborhood restaurants through the Riverfront Rewards loyalty program and Valentine’s Day dining initiative

$18,000 money raised for local community organizations
12 days of CapRv attendees

unique Canal Park visitors
unique Yards Park visitors
bags of trash collected

16,500 neighborhood residents

7,000 neighborhood residents

14 new restaurants and retailers

seven new buildings delivered

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The widespread vaccination numbers in DC by early summer of 2021 meant the return of in-person events including the BID’s signature Friday Night Concert Series which welcomed back over 9,000 attendees to Yards Park during its five-week run.

Throughout the fall, the BID continued to welcome neighbors and visitors to in-person events including the return of the “Know Your Neighborhood” walking tour series, a new pop-up jazz series in Canal Park on Wednesday evenings, a fall fitness series, and the ever-popular Pumpkins in the Park Halloween event.

To round out the year, the Communications & Events team was thrilled to bring back the successful 12 Days of CapRiv holiday programming to the neighborhood, and introduce a new 8-night Hanukkah series along with the debut of an outdoor menorah at the Canal Park Ice Rink.

As part of the 12 Days of CapRiv series, the BID partnered with Van Ness Elementary School’s master artists to create seasonal custom card designs inspired by each young artist’s version of a winter wonderland. The designs, which depict winter cityscapes of DC neighborhoods, were on display for purchase at local retailer Steadfast Supply throughout the holiday season with all proceeds donated to the Van Ness Elementary Parent Teacher Organization.

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Marketing and communications initiatives were critical to the support of residential attraction and retention, as well as business support while the pandemic continued throughout the year.

The BID launched the “Riverfront Rewards” Dining Program in the spring, in coordination with Washington Nationals Opening Day, to offer perks to residents and encourage hyper-local support of small businesses. Through this program, the BID incentivized about $16,000 in spending at neighborhood restaurants.

This year, the “Everyday Guide to the Neighborhood” was mailed to each household, providing the residential community with an experiential how-to guide and map featuring all dining, shopping, hospitality, and recreational options in the area.

Another mural in Buzzard Point was completed in an effort coordinated by the BID and Buzzard Point stakeholders. Located along long Half Street SW, the public art designed by Brocoloco serves as a vibrant gateway to the waterfront with its bright colors and Instagram opportunities.

Media highlights included a Capitol Riverfront neighborhood guide feature in Washingtonian Magazine’s March issue, which contributed to a total of 644 earned media hits throughout the year.
Creating and maintaining a world-class public realm is one of the cornerstones of Capitol Riverfront BID. In 2021, the Public Realm team accomplished this through the stellar work of the Clean Team and a number of new initiatives.

The team partnered with LAB to design and implement landscaping, planter boxes, and seating along First Street SE as a first phase of activation for the new Pedestrian Zones. An asphalt mural created by local artists Brocoloco brought color and vibrancy to the new space.

Staff increased recycling efforts along the river by adding eight new recycling cans on the boardwalk, and led a waterfront cleanup on Earth Day which resulted in the removal of three truckloads of plastic trash and dead limbs from the river and banks.

The Public Realm team implemented new asset tracking within a GIS system to create new maps for banners, snowflakes, and lightpole conditions as an effort to facilitate repairs and installations.

Additionally, the team worked with the city to expand the BID’s safety protocol and develop an improved communication protocol with HSEMA and MPD for use during public safety emergencies.

The Clean Team once again removed thousands of pounds of trash a day from trashcans, streets, and curbs and set up events and decorations throughout the neighborhood.

As the BID achieved 70% buildout, the effort required to create and maintain a world-class public realm became even greater. With that in mind, the BID onboarded the Clean Team as direct employees of the organization in 2021, with the goal of improving operations, communications, and efficiency.

96 seasonal snowflakes illuminated the neighborhood this winter, expanding the initiative by 24 — including new snowflakes in Buzzard Point.
Capitol Riverfront parks continued to function as open space amenities for residents and visitors alike during 2021. Yards Park and Canal Park provided open space relief while the Riverwalk Trail System afforded access to the Anacostia River and its 16 miles of trail system. Both parks created a sense of community while allowing the public to engage the outdoors through a variety of activities.

The water features in both parks reopened to an enthusiastic public, who responded with frequent usage throughout the summer months. Canal Park’s 42 dancing water jets and middle block scrim provided relief on hot summer days, while Yards Park’s canal basin and water wall remained the “splash park” for children from Ward 6 and across the DMV.

The BID continued providing maintenance services in both parks including:
- Lighting system upgrades for overhead lights, tree up-lights, and boardwalk pylon lights.
- Landscape improvements including lawn panel, landscape bed, and rain garden enhancements – the River Terrace lawn panels in Yards Park were replaced this year after 10 years of constant use.
- Boardwalk repairs to eliminate tripping hazards.
- Pump repairs to ensure ongoing use of water features, plus water feature maintenance due to increased use in the summer months.

The BID board voted to create a permanent capital reserve fund for parks and public realm projects, and established the initial funding. They also activated the parks foundation to advocate for the parks and fundraise for necessary improvements to the parks and open space system.

80% of Yards Park visitors live outside the 20003 zip code. 20002 (Northeast) has the second highest number of visitors, followed by 20020 (Far Southeast), indicating the city-wide nature of the park. source: Placer.ai
The BID’s Economic 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 remained an important and reliable resource for the BID’s commercial real estate stakeholders as they plan for future growth and development in the neighborhood.

In 2021 the team completed the Subarea Planning Process, and worked with the full BID staff and board members to develop and prioritize projects for the Strategic Initiatives to Achieve Buildout.

The Economic Development team once again relished it’s role as a “nonprofit broker” - preparing reports and holding virtual and in-person events for office and retail brokers as well as prospective tenants.

Due to extraordinary support from local residents, Capitol Riverfront has had three new restaurants open for every closure. At least 15 new restaurants and retailers are slated to open in 2022.

ECONOMIC DEVELOPMENT

Due to extraordinary support from local residents, Capitol Riverfront has had three new restaurants open for every closure. At least 15 new restaurants and retailers are slated to open in 2022.

29% of all new DC housing units were built in the Capitol Riverfront — more than in any other neighborhood (2020 & 2021).
As Capitol Riverfront continued its rapid growth, the BID staff worked to ensure that growth is supported by a safe, equitable, and effective transportation network that allows for a variety of mode choices.

BID staff continued to work with stakeholders, the city government, and adjacent neighborhoods to pursue a range of mobility goals. Key projects the BID undertook in support of those goals include:

- **M Street Corridor Project:** With a $150,000 grant from US Department of Transportation and the DC Department of Transportation, the BID is finalizing initial planning for a newly-designed, multi-modal M Street SE.

- **North-South Connectivity Study:** A BID-led feasibility study of new mobility options connecting the central part of Capitol Riverfront to Buzzard Point and with key areas to the north including the US Capitol complex, Union Station, and H Street NE.

- **Underpasses Vision Plan:** Involving a broad stakeholder group, staff helped create a cohesive plan for improved mobility, wayfinding enhancements, and activation for 8 underpasses along the neighborhood’s northern edge.

- **South Capitol Street Corridor Task Force:** Visioning and advocacy around the future of the South Capitol St Corridor led by the Planning and Development staff.

14 public and private sector partners helped shape the BID-led Underpass Vision Plan including Federal and local agencies and commissions.
FINANCIALS

FINANCIAL POSITIONS
Cash and Cash Equivalents $1,736,216
Other Assets 488,654
TOTAL ASSETS $2,224,870
Liabilities $1,499,245
Net Assets 725,625
TOTAL LIABILITIES AND NET ASSETS $2,224,870

Statement of Activities
REVENUES
BID Tax $2,816,842 68.7%
Yards Park (Includes City Grant) 998,735 24.4%
Canal Park (Includes City Grant) 235,636 5.8%
Other (Includes Sponsorships) 46,424 1.1%
TOTAL REVENUES $4,097,638 100.0%

EXPENSES
Public Realm/Clean Team $1,393,675 34.0%
Economic Development/Transportation 382,538 9.3%
Marketing/Community Building 512,424 12.5%
Yards Park 1,005,136 24.5%
Canal Park 254,010 6.2%
Administration 548,285 13.4%
TOTAL EXPENSES $4,096,068 100.0%

Change in Net Assets $1,570
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 12/2023)
- Stephen Flippin, CSX Railroad
- Paige Grzelak, Western Development
- Daryl Jackson, Capitol Hill Tower Co-op
- Christopher Macary, PM Hotel Group
- Scott Moseley, Steuart Investments
- Henry Ross, Tishman Speyer
- Michael Tidwell, The Bower Condominiums

One-year term (Expires 12/2021)
- Ruth Huang, Jian 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 Millman, Brookfield Properties

Two-year term (Expires 12/2022)
- John Begert, MRP Realty
- John Beinart, Greystar
- Larry Clark, Felice Development
- Brad Fennell, WC Smith
- Adam Gooch, Axiidge
- Russell Hines, Monument
- Matthew Martorana, JBG SMITH

At-large stakeholders
- Gail Kenison, Washington Navy Yard
- Gregory McCarthy, Washington Nationals Baseball Club
- Trey Sherard, Anacostia Riverkeeper
- Martin Smith, Barracks Row Main Street

Clean Team

Office Team
- Yushao Planning Analyst
- Michael Stevens President
- Bonnie Tren Vice President of Operations, Chief of Staff
- Claudia Ucmana Marketing Analyst
- Emily Mangum Coordinator
- Dan Melman Coordinator
- Tony Boyd Public Realm Director
- Susan Hampton Vice President of Planning & Development
- Jeff Jamawat Planning & Development Manager
- Ted Jutras Director, Chief of Staff

The Capitol Riverfront BID supports the development of the Capitol Riverfront neighborhood as a new downtown on the banks of the Anacostia River. 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.
1.  850 South Capitol Street
   WC Smith
   Residential: 520 units
   Target Delivery: 3Q 2024

2.  Illume Phase II*
   Greystar
   Residential: 542 units
   Target Delivery: 2Q 2022

3.  AC Hotel*
   Greystar
   Hotel: 225 keys
   Retail: 3,000 SF
   Target Delivery: 1Q 2022

4.  Square 739
   DC Housing Authority
   Residential: TBD
   Retail: TBD
   Target Delivery: TBD

5.  Square 767
   DC Housing Authority
   Residential: TBD
   Retail: TBD
   Target Delivery: TBD

6.  1000 South Capitol*
   Lerner Residential
   Residential: 244 units
   Retail: 3,000 SF
   Target Delivery: 2Q 2022

7.  Meridian Phase II*
   Paradigm Development
   Residential: 272 units
   Target Delivery: Q3 2023

8.  Square 638
   DC Housing Authority
   Residential: 161 units
   Retail: 3,500 SF
   Target Delivery: Q1 2022

9.  1100 Half St
    Lerner
    Office: 240,000 SF
    Retail: 16,000 SF
    Target Delivery: TBD

10.  Square 768
    Toll Brothers
    Residential: 500 units
    Retail: 35,000 SF
    Target Delivery: 2024

11.  Square 769
    DC Housing Authority
    Residential: 272 units
    Target Delivery: Q3 2023

12.  Square 770
    DC Housing Authority
    Residential: 272 units
    Target Delivery: Q3 2023

13.  The Stacks
    Akridge
    Residential: 2,000 units
    Retail: 80,000 SF
    Office: 250,000 SF
    Hotel: 300 keys
    Target Delivery: (phased)

14.  Square 772
    DC Housing Authority
    Residential: 161 units
    Retail: 3,500 SF
    Target Delivery: Q1 2022

15.  Yards Parcels A and F
    Brookfield Properties
    Residential: 900 units
    Retail: 50,000 SF
    Office: 50,000 SF
    Hotel: 300 keys
    Target Delivery: (phased)

16.  Building 170
    JBG Cos.
    Retail/Commercial: 21,000 SF
    Target Delivery: TBD

17.  Yards Phase II Residential
    Brookfield Development Group
    Residential: 900 units
    Retail: 40,000 SF
    Target Delivery: 2026

18.  National Park Pavilion
    Washington National
    Retail/Entertainment: 35,000 SF
    Target Delivery: TBD

19.  Yards Phase II Residential
    Brookfield Development Group
    Residential: 900 units
    Retail: 50,000 SF
    Target Delivery: 2024-2027

20.  Yards Parcel I*
    Brookfield Development Group
    Residential: 379 units
    Retail: 16,300 SF
    Target Delivery: 4Q 2023

21.  Yards Parcel L
    Brookfield Development Group
    Commercial: TBD
    Target Delivery: TBD

22.  Yards Parcel Q
    Brookfield Development Group
    Office: 180,000 SF
    Target Delivery: TBD

23.  Square 668
    Toll Brothers
    Residential: 500 units
    Retail: 35,000 SF
    Target Delivery: 2024

24.  45 Q St
    Del Lee Development
    Hotel: 180
    Residential: 60
    Retail: 3,400
    Target Delivery: 4Q 2023

25.  Square 706
    Florida Rock Dev/MRP
    300,000 SF
    Use TBD
    Target Delivery: TBD

26.  DC United Parcel B
    Hoffman and Associates
    Retail: 40,000 SF
    Residential: 455 units
    Office: 41,000 SF
    Target Delivery: 3Q 2024

27.  Verges*
    MRP
    Residential: 344 units
    Retail: 5,500 SF
    Target Delivery: 4Q 2022

28.  The Stacks
    Alridge
    Residential: 2,000 units
    Retail: 80,000 SF
    Office: 250,000 SF
    Hotel: 300 keys
    Target Delivery: (phased)

DEVELOPMENT MAP
2021 UNDERPASS VISION PLAN
This report was built using input from over a dozen neighborhood, city, and federal stakeholder groups, and lays out cohesive guidance and implementation plans for beautifying and activating the neighborhood's northern gateways.

2020 SUBAREA PLANNING: SUMMARY AND ACTION PLAN
This report details the unique development patterns, characteristics, and challenges of each of the neighborhood’s seven subareas. It details the outcomes and action items that stemmed from a two-year process of engagement with subarea stakeholders and serves as an update to the 2013 Capitol Riverfront Urban Design Framework Plan.

MARKET SEGMENT SHEETS (2022)
These handouts each provide a high-level overview of one of the neighborhood’s commercial real estate markets (office, retail, residential, and hospitality), including key neighborhood differentiators.

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.

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 (2018)
This handout provides an overview of key milestones in the growth of the Capitol Riverfront. Capitol Riverfront

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.

Visit capitolriverfront.org/resources for more detailed information about the organization and the neighborhood.