capitol riverfront through the years

1991
- Framework Plan is adopted as public policy and a guide to development.

1995
- NOVSEFC for redevelopment as The Yards.
- The GSA awards Forest City Washington 43 acres of the SEFC as the location for its new headquarters building.
- Federal DOT selects the Southeast Federal Center as the location to reclaim the Anacostia River.
- Framework Plan is adopted as public policy and a guide to development.

2001
- NOVCarrollsburg project rebuild.
- Grant to DCHA to replace aging public housing units.

2003
- AUGUST 1,000 residents move into Nationals Park, offering the public easier riverfront access and new ways to engage with the neighborhood.

2007
- AUGUST The Clean Team begins work.
- AUGUST The Capitol Riverfront Business Improvement District (BID) is established.

2009
- AUGUST 1,400 residents move to Harris Teeter.
- AUGUST 1,000 residents move into Nationals Park.

2010
- AUGUST 75,000 SF of retail leases signed, marking the first phase of the redevelopment.
- SEPTEMBER Yards Park opens as a 5.5-acre sustainable park and model of environmental sustainability.

2011
- AUGUST 3,300 residents move to Harris Teeter, Capitol Riverfront's first full-service grocery store, opens.

2012
- AUGUST 3,600 residents move into Nationals Park and branding opens, offering a unique 3-block urban entertainment destination.

2013
- SEPTEMBER 3,600 residents move into Nationals Park.
- AUGUST Night Concert Series in Yards Park, attracting 2 million eager fans to home games.
- SEPTEMBER Inauguration of the Anacostia Waterfront Initiative (AWI) for community activities and programming.

2014
- SEPTEMBER Yards Park opens as the permanent home of Nationals baseball, the nation's baseball team, and event space.
- AUGUST 3,600 residents move into Nationals Park.
- OCTOBER 4,100 residents move to Arthur Capper Carrollsburg.

2015
- AUGUST 3,800 residents move into Nationals Park.
- SEPTEMBER 3,600 residents move into Nationals Park.
- SEPTEMBER 4,800 residents move into Nationals Park.

2016
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2017
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2018
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2019
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2020
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2021
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.

2022
- SEPTEMBER 3,800 residents move into Nationals Park.
- OCTOBER 6,000 residents move into Nationals Park.
Happy New Year to all and best wishes for 2023. Greetings to you from our board of directors and all the team members at the Capitol Riverfront Business Improvement District (BID).

This 2022 Annual Report represents a summary of our past year of BID services, while zooming out to recognize 15 years of Capitol Riverfront BID operations in this growing waterfront neighborhood and regional destination.

The first fifteen years of operations have been exciting ones, defined by a commitment to Clean Team operations, place management, business and residential attraction, marketing, and community building during a time of rapid neighborhood build-out. This period of growth stems from ongoing collaboration and investment of time and resources between the District of Columbia, the federal government, private landowners, and the community of residents, employees, business owners, and visitors.

It is gratifying to see and be a part of the realization of a vision established by the DC Government and supported by public investment over the past 20 years. Aspirations have become reality in one of the largest riverfront redevelopment projects in the country. We look forward to our building and expanding upon these partnerships as we continue this work in the years ahead.

Capitol Riverfront is now an established regional waterfront destination and one of DC’s fastest growing neighborhoods. Our numbers illustrate that rapid growth and our position in the regional economy:

- **36,000 daytime employees** in 7.2 million square feet of office space.
- **18,000+ residents** with that population reaching 20,000+ by the end of 2023.
- **13,608 residential units**, with another 1,179 units currently under construction.
- More than **90 restaurants and two grocery stores** — a Harris Teeter and a Whole Foods
- **Seven hotels** contain over 1,100 rooms
- **Two professional sports stadiums**: the 42,000 seat Nationals Park and the 19,000 seat Audi Field
- **Two world-class parks** and more than 15 acres of total public parks space

Throughout the past 15 years we have considered the Anacostia River as a defining feature and amenity of Capitol Riverfront. The ongoing river clean-up and the connectivity that the river provides to over 1,600 acres of parklands have only reinforced its popularity, defined our community’s outdoor ethos, and become a major point of differentiation for the neighborhood in the residential, commercial, and office marketplace.

For the past fifteen years the BID has focused on facilitating the growth of the Capitol Riverfront neighborhood while creating a baseline of a clean, safe, and vibrant public realm. In our next five years we will continue to facilitate growth while enhancing our focus on fostering a sense of community among our residents, visitors, and employees. Our goal is to better connect them to each other and the neighborhood’s civic facilities, while cultivating an inclusive and accessible neighborhood where everyone feels welcome and has the opportunity to live, work, and enjoy life.

Michael Stevens, AICP
President, Capitol Riverfront BID
2022 in review

PLANNING AND ECONOMIC DEVELOPMENT

2 park plans underway (Emblem Park and Virginia Avenue Park)
3 public realm plans completed or underway
9 reports and plans published

NEIGHBORHOOD ACCOMPLISHMENTS

neighborhood residents: 18,610
17 new restaurants & retailers
4 new buildings delivered

MARKETING AND BRANDING/COMMUNITY EVENTS

21,000 Petalpalooza attendees
13,800 summer concert attendees:
3.3 Million 2022 advertising campaign impressions
Thanksgiving Turkey Fundraiser: 100 meals distributed to fight food insecurity in Ward 8 in partnership with Councilmember Trayon White

PARKS AND PUBLIC REALM

16 new planters installed on First Street SE
372,799 unique visitors to Yards Park and Canal Park
75,000 bags of trash collected.
Community events were back in full swing as the BID team found new ways to engage with residents, employees, and visitors through creative programming and recreation. Signature events like Jazz in Canal Park and Outdoor Fitness Series were back at neighborhood parks, and the Friday Night Concert Series featured local entertainment at Yards Park drawing a summer attendance of 18,000+. The ever-popular Pumpkins in the Park brought a record turnout, and the 12 Days of CapRiv and 8 Nights of Giftaways holiday series offered daily retailer giveaways and events.

The BID also launched new events with neighborhood partners. The weekly Half Street Central Farm Market activated the Ballpark District, and the Riverfront (Re)Connect Series featured Movies on the Pitch at Audi Field among other weekly outdoor activities. The Bridge to Bridge 5K Fun Run and Art All Night Celebration highlighted the valuable open landscapes and recreational assets, including the Anacostia Riverwalk Trail and Emblem Park — a newly activated public space.

A continued focus on community outreach was woven into inclusive programming as the BID collaborated with Ward 8 Councilmember Trayon White to host supportive initiatives like the Community Turkey Giveaway, which assisted Van Ness Elementary families at Thanksgiving.

5-YEAR GOALS
- Host monthly Community Forums to inform, educate, and seek input from residents on issues and opportunities in the neighborhood.
- Work with local partners to encourage more riverfront activation through investment in new infrastructure and programming.
- Create a Capitol Riverfront volunteer network that allows residents to connect with nonprofits and civic institutions in the neighborhood — helping to bolster the neighborhood’s civic infrastructure while connecting with others and building a stronger sense of community.

15-YEAR MILESTONES
- 2008: The BID launches a series of signature summer events including Lunchtime Concerts and the Riverfront Reel outdoor movies to offer activities to the residential and office communities.
- 2018: Capitol Riverfront is in the national spotlight, hosting Major League Baseball’s All-Star Week festivities while welcoming D.C. United home to Audi Field.
- 2022: The neighborhood hosts Petalpalooza, an annual flagship event of the National Cherry Blossom Festival that will return to Yard Park in 2023.
Marketing and communications initiatives continued to support residential, office, and visitor attraction efforts in Capitol Riverfront. The “Everyday Guide to the Neighborhood” included a full lineup of seasonal events along with a map of local retailers, and was distributed to hotels, residential buildings, and offices in an effort to assist return-to-office employees and business recovery after the pandemic. The Inaugural Capitol Riverfront Photo Contest in the summer engaged residents across the DMV with the natural, architectural, and placemaking amenities of the neighborhood. Submitted photos will be short-listed and featured in the BID’s third photo exhibit, launching in 2023.

A contemporary Neighborhood Marketing Video was also created. It features vignettes which highlight the convenience and accessibility of the riverfront, in addition to its vibrant open spaces and active year-round programming. The launch of an advertising campaign in early fall advanced the geographic branding and further positioned the neighborhood as an exciting destination and home. The campaign also helped to surpass projected unique website users and overall impressions, signifying its early success.
At the end of 2021, the BID brought the operations of the Clean Team in-house, and in 2022 the BID combined its Public Realm team with Planning and Economic Development to create a new Planning and Public Realm team while adding an additional Public Realm staff position. These changes have enabled an enhanced prioritization of public realm planning and operation.

The growing Clean Team, now at 20 full-time staff, is the powerhouse that keeps the neighborhood clean and organized. In 2022, the team collected 75,000 bags of trash and mowed and landscaped 8 acres of the public right-of-way. In addition, the Clean Team continued to provide critical support for BID events such as Friday Night Concerts, Jazz in Canal Park, and Pumpkins in the Park, while establishing a dedicated presence along the Ballpark District portion of Half Street SE in partnership with adjacent property owners.

The Planning and Public Realm team completed the Capitol Riverfront Underpass and Virginia Avenue Corridor Vision Plan, after nearly two years of stakeholder engagement, establishing goals and an implementation roadmap for the beautification and activation of the neighborhood’s northern edge. The team is now at work on the implementation of two of those projects — Emblem Park at 8th Street SE and Virginia Avenue SE, and the New Jersey Avenue SE Underpass.
transportation

5-YEAR GOALS

- Improve north-south mobility to accommodate the buildout and population growth in Buzzard Point.
- Advocate for the completion of the South Capitol Street Corridor Project, leveraging input from a diverse stakeholder group to evaluate and respond to DDOT’s options for a redesigned corridor.
- Advocate for innovative Curbside Management policies, technologies, and enforcement to optimize curbside utilization and safety.

Buzzard Point Mobility: Partnering with the Southwest BID, staff established goals and tactics to better connect Buzzard Point and Old City SW to destinations and transportation options to the north and west.

South Capitol Street: The Planning team convened a stakeholder group to evaluate and respond to DDOT’s options for a redesigned corridor.

Curbside Management: Staff began work towards pilot programs to ensure more efficient and safer use of these critical spaces for loading, pickup and dropoff, parking, bike or bus lanes, and other uses.

Pedestrian Safety: BID staff continued working with stakeholders and DDOT to identify areas of concern and pursue infrastructure, signage, and enforcement solutions to ensure pedestrian safety, especially for children going to and from school.

Half Street SE: Along with area stakeholders and city agencies, the BID began to discuss traffic patterns and curbside uses on Half Street SE leading to Nationals Park, and will continue that process in 2023.

15-YEAR MILESTONES

2009 DDOT launches a Circulator bus route connecting Union Station and the Navy Yard Metro Station in collaboration with the BID.

2017 The GreenPrint of Growth 2.0 report shows that growth and development activity around Green Line Metro stations has outpaced the expectations indicated in the GreenPrint of Growth of 2012.

2019-2021 The BID leads and completes the M Street Corridor Planning Study, funded by a US Department of Transportation Grant, and the North-South Connectivity Study funded in partnership with the Southwest BID.

looking ahead | looking back

With the goal of making Capitol Riverfront a safe and convenient place to access and move within for people of all ages and physical abilities while addressing underlying goals of equitable access and environmental sustainability, BID staff worked with partners and stakeholders on a variety of transportation and mobility initiatives over the past year:

M Street SE: The BID wrapped up its US Department of Transportation-funded planning study of M Street SE, handing the project over to the District Department of Transportation (DDOT) to finalize and implement.

Buzzard Point Mobility: Partnering with the Southwest BID, staff established goals and tactics to better connect Buzzard Point and Old City SW to destinations and transportation options to the north and west.

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Again this year, Capitol Riverfront’s park system played a critical role as a recreational amenity, providing an open space relief from the surrounding density for residents and visitors alike. Yards Park and Canal Park offered communal gathering spaces while the Riverwalk trail system afforded access to the Anacostia River and its 16-mile trail system. Both parks created a sense of community while allowing the public to engage in the outdoors through a variety of activities. This summer, both Canal Park and Yards Park opened their water features to the public and experienced heavy usage throughout summer months. Canal Park’s 42 dancing water jets and middle block scrim provided cooling relief on hot summer days. Yards Park’s famous Canal Basin and water wall remained the “splash park” for children from across the region. The BID worked on the following upgrades in Yards and Canal Parks:
- An overhaul of the electrical and lighting systems in Yards Park
- Landscape upgrades, including new lawn panels, plantings, and rain garden enhancements
- Boardwalk repairs to eliminate tripping hazards
- Pump repairs and replacements in both parks to ensure longterm functionality of water features
- Repairs to benches and crushed gravel surfaces in Canal Park

5-YEAR GOALS
- Engage and strengthen neighborhood networks to optimize the management and advocacy for all current and future public spaces throughout the neighborhood.
- Recognizing the need for more parks and public spaces, capitalize on underutilized open spaces in the neighborhood through physical improvements and activation.
- Utilize the Capitol Riverfront Parks Foundation to raise funds for new public spaces and parks, and to continue to improve existing parks spaces for the enjoyment of neighborhood residents and visitors.

15-YEAR MILESTONES
- 2010 BID enters into an agreement with DC Government to operate, maintain, and program Yards Park.
- 2012 Canal Park Inc. enters into an agreement with DC Government to manage Canal Park and contracts with the BID for operations, maintenance, and programming.
- 2021-22 BID undertakes a $350,000 maintenance effort to bring Yards Park and Canal Park to a state of good repair and modernize electrical, lighting, and water systems with funding from the city.

looking ahead | looking back
FINANCIAL POSITIONS

Cash and Cash Equivalents $1,756,987
Other Assets 255,669
TOTAL ASSETS $2,012,656

Liabilities $1,284,285
Net Assets 728,371
TOTAL LIABILITIES AND NET ASSETS $2,012,656

Statement of Activities

REVENUES

BID Tax $2,818,782 66%
Yards Park 998,735 23%
Canal Park 235,636 6%
Other 200,243 5%
TOTAL REVENUES $4,253,396 100.0%

EXPENSES

Clean Team $1,302,214 31%
Economic Development 542,812 13%
Marketing Branding & PR 883,165 21%
Yards Park 965,364 23%
Canal Park 388,601 9%
General & Administrative 171,240 4%
TOTAL EXPENSES $4,253,396 100.0%
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)
- John Begert, MRP Realty
- John Beinart, Greystar
- Larry Clark, Felice Development
- Brad Fennell, WC Smith
- Adam Gooch, Akridge
- Anita Jackson, U.S. Government Services Administration
- Matthew Martorana, JBG SMITH

**ONE-YEAR TERM**
(Expires 12/2023)
- Patrick Edmond, CSX Transportation
- Paige Grzelak, Western Development
- Daryl Jackson, Capitol Hill Tower Co-op
- Christopher Macary, PM Hotel Group
- Scott Moseley, Steuart Investment Company
- Henry Ross, Tishman Speyer
- Michael Tidwell, The Bower Condominiums

**TWO-YEAR TERM**
(Expires 12/2024)
- Donna Cooper, Pepco
- Vicki Davis, Urban Atlantic
- Meredith Fascett, Capitol Quarter
- Ruth Hoang, Jair Lynch
- Matt Johnson, National Community Church
- Shawn Kyle, Lerner
- Toby Millman, Brookfield Properties

**AT-LARGE STAKEHOLDERS**
- Mike Curtin, DC Central Kitchen
- Gail Kenson, Washington Navy Yard
- Gregory McCarthy, Washington Nationals Baseball Club
- Brian Ready, Barracks Row Main Street
- Trey Sherard, Anacostia Riverkeeper
- Rebecca Schomer, Van Ness Elementary PTO

**OFFICE TEAM**
- **TONY BOYD**
  Director of Parks
- **JERRY CARCAMO**
  Clean Team Director
- **OWEN DONNELLY**
  Comptroller
- **SAVANNAH ELPERS**
  Manager of Public Realm Planning
- **JONATHAN GREENE**
  Manager of Public Realm Operations
- **YI SHAO**
  Planning & Development Manager
- **ALEX SMITH**
  Events & Marketing Manager
- **MICHAEL STEVENS**
  President
- **BONNIE TRENCH**
  Vice President of Marketing & Operations, Chief of Staff

**CLEAN TEAM**
- **JERRY CARCAMO**
  Clean Team Director
- **YI SHAO**
  Planning & Development Manager

**Front Row, Left to Right:** Jerry Carcamo, Victor Carcamo, Dominic Moses, Gina Coates, Anthony Percy, Barry Williams, Derrick Moses, Rich Lewis

**Back Row, Left to Right:** William Wardlaw, Antoine Walker, Diarra Walton, Diarra Logan, Cornel Barber, Joseph Wright, Joseph Grant, Andre Tobe

**Not Pictured:** DeAndre Harris, Warren McKenzie, Gary Williams