

2022
Annual Report
Fifteen Years

looking ahead
looking back



DC Amplified. Life Simplified.

greetings
capitol riverfront
community

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capitol riverfront through the years



JUNE BRAC relocates NAVSEA from Arlington, Virginia to the Washington Navy Yard campus.

OCTOBER HUD awards a \$34.9 million HOPE VI grant to DCHA to replace aging public housing units with 1,562 new housing units at the Arthur Capper Carrollsburg project rebuild.



MARCH Nationals Park opens as the permanent home of Nationals baseball, attracting 2 million eager fans to home games in Capitol Riverfront. The opening also mapped the Capitol Riverfront neighborhood within the region.

SEPTEMBER Yards Park opens as a 5.5-acre riverfront park, serving as the BID's front porch for community activities and programming.



SEPTEMBER 200 I Street opens to house an art gallery and 4 district agencies with 1,200 employees. Awarded "Best Real Estate Deal of the Year" by the Washington Business Journal.

NOVEMBER Canal Park and Ice Rink open, offering a unique 3-block urban park and model of environmental sustainability.



NOVEMBER Harris Teeter, Capitol Riverfront's first full-service grocery store, opens.

JULY The Yards Marina opens with 50 boat slips and is the neighborhood's first marina to open in decades.

AUGUST Arthur Capper Carrollsburg Community Center Opens.



JULY D.C. United opens their new stadium, Audi Field, in Buzzard Point, a catalytic opportunity for growth and development in the neighborhood.

OCTOBER The restoration and improvement of CSX Virginia Avenue tunnel is completed.

AUGUST 15-Year anniversary of the Capitol Riverfront Business Improvement District.

OCTOBER The BID moves offices to a new ground floor space on the corner of 2nd Street and Virginia Avenue SE.

OCTOBER NCPC approves the final plans for the 11th Street Bridge Project, DC's first elevated park across the Anacostia River.

1991

DECEMBER WMATA opens the new Navy Yard station along the Green Line, with entrances at Half St/M St SE and New Jersey Ave/M St SE.

1995



2001



NOVEMBER The Anacostia Waterfront Initiative (AWI) Framework Plan is adopted as public policy and a guide to reclaim the Anacostia River.

Federal DOT selects the Southeast Federal Center (SEFC) as the location for its new headquarters building.

The GSA awards Forest City Washington 43 acres of the SEFC for redevelopment as The Yards.

2003

2007

1,000 residents

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

AUGUST U.S. Department of Transportation (US DOT) headquarters opens on M Street, marking the first phase of the redevelopment of the Southeast Federal Center.

2008

1,400 residents

2009

2,600 residents



AUGUST Diamond Teague Park and Piers opens, offering the public easier riverfront access and new ways to engage with the Anacostia.

2010

3,000 residents

2011

3,300 residents

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

WMATA approves the renaming of the neighborhood's Metro station to "Navy Yard-Ballpark."

2012

3,600 residents

2013

3,600 residents

JANUARY The Urban Land Institute honors Yards Park with the ULI Open Space Award for best new park in the U.S.

2014

4,100 residents

2015

4,800 residents

40,000+ attend the Summer Friday Night Concert Series in Yards Park, strengthening the neighborhood's standing as a regional riverfront entertainment destination.

SEPTEMBER Van Ness Elementary School opens and welcomes its first Pre-K and Kindergarten classes.

2016

6,000 residents

2017

8,100 residents



Half Street development begins, leading to 2.5M SF of total development near Nationals Park and branding the area as a true Ballpark District with retail, residential, hospitality and office.

2018

9,800 residents

2019

11,200 residents

AUGUST National Community Church completes its renovation of Capital Turnaround (formerly the Blue Castle) into a 982-seat auditorium and event space.

2020

14,700 residents

Buzzard Point delivers 1,000+ housing units with more to come, establishing that subarea as another residential anchor in Capitol Riverfront.

2021

16,500 residents



NOVEMBER The Frederick Douglass Memorial Bridge opens.

The BID establishes a capital reserve fund for the neighborhood's parks and open spaces.

2022

18,600 residents

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.



A stylized, handwritten signature of Michael Stevens in dark ink.

Michael Stevens, AICP
President, Capitol Riverfront BID

2022 in review

PLANNING AND ECONOMIC DEVELOPMENT

2



park plans underway
(Emblem Park and
Virginia Avenue Park)

NEIGHBORHOOD ACCOMPLISHMENTS

neighborhood
residents:

18,610



3

public realm plans
completed or underway



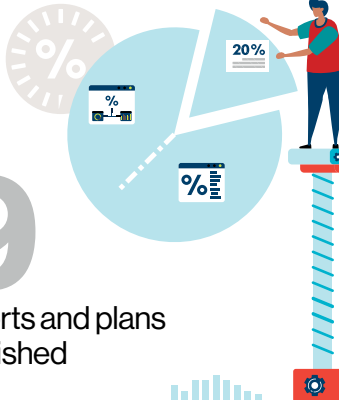
17

new restaurants
& retailers



9

reports and plans
published



2,226

housing units under
construction

4

new buildings delivered



MARKETING AND BRANDING/COMMUNITY EVENTS

21,000

Petalpalooza attendees



3.3 Million

2022 advertising campaign
impressions

100

meals distributed to fight food insecurity in Ward 8
in partnership with Councilmember Trayon White

Thanksgiving Turkey Fundraiser:

summer concert
attendees:

13,800



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

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.

looking ahead | looking back

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 & communications

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.

looking ahead | looking back

5-YEAR GOALS

- › Continue to **implement campaigns** that market and promote the unique advantages of the **office submarket**, as prioritized by the BID board.
- › **Promote the retail, entertainment, and hospitality** amenities of Capitol Riverfront through marketing, special events, and digital platforms.
- › Develop and implement **marketing and ad campaigns** aimed at **attracting and retaining residents**, celebrating access to outdoor amenities and the river, and highlighting quality of life in the neighborhood.

15-YEAR MILESTONES

- › **2008 - 2009** The BID establishes the Capitol Riverfront name and brand with a new logo and the tagline “Be Out Front” to promote the neighborhood as a new-growth destination.
- › **2016** As part of a new Marketing, PR, & Communications plan, the BID introduces the tagline “DC Amplified. Life Simplified.” to convey the energetic, convenient lifestyle of Capitol Riverfront.
- › **2021** As part of its support efforts during the Covid-19 pandemic, the BID launches the “Riverfront Rewards” Dining Program to offer perks to residents and encourage hyper-local support of small businesses—incentivizing \$16,000 in spending.



public realm

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.

looking ahead | looking back

5-YEAR GOALS

- › Develop and begin implementing a **Public Realm Vision Plan** to meet the need for more high-quality public spaces in the neighborhood and region.
- › Launch and operate the **Capitol Riverfront Parks Foundation** to optimize the management and advocacy for parks and open spaces throughout the neighborhood.
- › Implement a **Public Realm Operations and Maintenance Master Plan**, establishing upgraded tracking and reporting systems for maintenance and repair scheduling.

15-YEAR MILESTONES

- › **2009-2010** As part of a new seasonal planting program, the BID purchases and deploys 21 large stone planters along M Street.
- › **2012** 90% of respondents to the Annual Public Perception Survey rate the neighborhood as “clean” or “very clean.”
- › **2022** Underpass & Virginia Avenue Corridor Vision Plan puts forward design and activation goals, and implementation timelines for gateway beautification efforts along the northern edge of the neighborhood.



transportation

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.

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.

looking ahead | looking back

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 uphold the mobility and accessibility goals of the community.
- › Advocate for innovative **Curbside Management** policies, technologies, and enforcement to optimize curbside utilization and safety.

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.



parks

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

looking ahead | looking back

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.



financials

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%

board of directors

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.

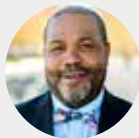
- THREE-YEAR TERM**
(Expires 12/2025)
John Begert, MRP Realty
John Beinart, Greystar
Larry Clark, Felice Development
Brad Fennell, WC Smith
Adam Gooch, Akridge
Anita Jackson, U.S. Government Services Administration
Matthew Martorana, JBG SMITH
- TWO-YEAR TERM**
(Expires 12/2024)
Donna Cooper, Pepco
Vicki Davis, Urban Atlantic
Meredith Fascett, Capitol Quarter
Ruth Hoang, Jair Lynch
Matt Johnson, National Community Church
Shawn Kyle, Lerner
Toby Millman, Brookfield Properties

- 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

- 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 Sohmer, Van Ness Elementary PTO

staff

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



TED JUTRAS
Vice President of Planning & Public Realm



VANESSA RIVERA
Communications Coordinator



YI SHAO
Planning & Development Manager



ALEX SMITH
Events & Marketing Manager



MICHAEL STEVENS
President



BONNIE TREIN
Vice President of Marketing & Operations, Chief of Staff

CLEAN TEAM



Front Row, Left to Right: Jerry Carcamo, Victor Carcamo, Dominique Moses, Gina Coates, Anthony Percy, Barry Williams, Derrick Moses, Rich Lewis
Back Row, Left to Right: William Wardlaw, Antoine Walker, Diarra Walton, Diarra Logan, Cornell Barber, Joseph Wright, Joseph Grant, Andre Tobe
Not Pictured: DeAndre Harris, Warren McKenzie, Gary Williams

future development map

North of M

- 1

850 South Capitol Street
WC Smith
Residential: 520 units
Retail: 10,000 SF
Target Delivery: TBD
- 2

Square 739
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 3

Square 767
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 4

Meridian Phase II
Paradigm Development
Residential: 272 units
Target Delivery: Q2 2023
- 5

Square 768
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 6

1100 South Capitol SE
Ruben Co
Office/Retail: 320,000 SF
Target Delivery: 2024
- 7

1100 Half St
Lerner
Office: 230,000 SF
Retail: 17,000 SF
Target Delivery: Q1 2025

Capitol Quarters

- 8

Square 822
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 9

Humane Rescue Alliance HQ
Humane Rescue Alliance
Residential: TBD
Community/Office: 20,000 SF
Target Delivery: 2025

Ballpark

- 10

25 M
Brandywine
Office: 250,000 SF
Retail: 20,000 SF
Target Delivery: 2025
- 11

Square 708/16
Florida Rock Dev/MRP
300,000 SF
Use: TBD
Target Delivery: TBD
- 12

National Park Pavilion
Washington Nationals
Retail/Entertain: 25,000 SF
Target Delivery: 2024

The Yards

- 13

Yards Parcel A
Brookfield Development
Office: 845,000 SF
Retail: 65,000 SF
Target Delivery: (Phased) 2024-2027
- 14

Yards Parcel F
Brookfield Development
Office: 275,000 SF
Retail: 25,000 SF
Target Delivery: (Phased) 2024-2027
- 15

Yards Parcel H/Urby
Brookfield Development/Urby
Residential: 467 units
Retail: 20,000 SF
Target Delivery: Q4 2024
- 16

Yards Parcel G1
Brookfield Development
Residential: 428 units
Retail: 25,000 SF
Target Delivery: TBD
- 17

Yards Parcel G2
Brookfield Development
Residential: 243 units
Retail: 24,000 SF
Target Delivery: TBD
- 18

Yards Parcel I
Brookfield Development
Residential: 378 units
Retail: 21,000 SF
Target Delivery: Q4 2023

- 19

Yards Parcel F1
Brookfield Development
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 20

Yards Parcel Q
Brookfield Development
Office: 180,000 SF
Retail: 4,000 SF
Target Delivery: TBD
- 21

Building 170
Anfield
Retail/Commercial: 21,000 SF
Target Delivery: TBD

Maritime Plaza

- 22

1333 M St SE
Felice Development Group
Residential: 900 units
Retail: 40,000 SF
Target Delivery: 2025

Buzzard Point

- 23

Vermeer
Toll Brothers
Residential: 501 units
Retail: 38,245 SF
Target Delivery: 2024
- 24

45 Q/Moxy
DB Lee Development
Hotel: 190 keys
Residential: 60 units
Retail: 9,400 SF
Target Delivery: Q4 2024
- 25

DC United Parcel B
Hoffman and Associates
Residential: 462 units
Office: 41,000 SF
Retail: 50,450 SF
Target Delivery: Q4 2024
- 26

The Stacks - Phase 1 and 2
Akridge
Residential: 1,100 units (Phase 1)
Office: 12,500 SF (Phase 1)
Hotel: 150 keys (Phase 1)
Retail: 30,500 SF (Phase 1)
Target Delivery: (Phased) 2025-2028
- 27

Concrete Plant Redevelopment
MRP/FRP/Steuart Investment
Residential: 434 units
Retail: 16,000 SF
Target Delivery: (Phased)










DC Amplified. Life Simplified.

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