

CAPITOL RIVERFRONT BID **5-YEAR RENEWAL PLAN**



DC Amplified. Life Simplified.

MARCH 31, 2022

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VALUES THAT GUIDE US

The past 15 years of BID operations and work programs have been very much focused on the actual building, economic development, and maintenance of a new growth neighborhood. Those efforts, along with those of our public sector partners, developers, residents, and businesses, are reflected in a vibrant and thriving Capitol Riverfront community – a new cityscape on the Anacostia River.

While there is still development that remains to be completed, the next five years will be less focused on construction pipeline and more focused on the values needed to grow a sense of community for all. In doing so, the BID will expand its commitment to maintain and enhance a world-class public realm that reflects and celebrates the neighborhood and where the community can gather in relaxation, recreation, and celebration.

That shift in BID efforts and management services will be guided by an overarching goal: to facilitate a diverse and inclusive neighborhood, with the recognition that the best neighborhoods are those that have a healthy mix of diversity in age, gender, income, and race.

This goal is supported by the following commitments:

- **Advocating for housing opportunities for all through a wide range of housing options** – The neighborhood should have multiple housing opportunities: for sale and for rent, low to moderate to market rate in price, and a variety of bedroom configurations.
- **Advocating for civic and community facilities that sustain the neighborhood** – Complete neighborhoods have civic and community institutions that not only provide basic services, but also involve and support residents while fulfilling their needs.
- **Connecting residents to job opportunities** – The SE and SW quadrants include affordable housing with residents who may benefit from job opportunity connections.
- **Partnering with those agencies that assist in enhancing quality of life for residents** – The BID is not a social services or housing provider, but we can work with those agencies to connect residents to areas of need and facilitate discussions on available resources and partners in the community.
- **Connecting residents to each other, to community institutions and services, and to resources that can assist them** – Programming and events that connect neighborhood residents to each other can be expanded by adding volunteer opportunities with nonprofit service providers in the community, as well as promoting the resources that are available to our residents in need.
- **Continuing efforts to improve equitable access to economic, cultural, and recreational/wellness opportunities through an improved mobility network** – The neighborhood should remain accessible to all, whether moving within the boundaries of Capitol Riverfront or connecting to adjacent neighborhoods and activity centers.

The next five years will see more new development occur in several BID subareas, with Capitol Riverfront offering the opportunity to cultivate an inclusive neighborhood by offering residents a sense of community, connecting them to the civic infrastructure and services that support their needs, and supporting a healthy and walkable public realm.



BUILD

- ✓ Clean Team Services
- ✓ Planning & Economic Development
 - Retail attraction
 - Office attraction
 - Research/pubs
- ✓ Marketing/Comms
- ✓ Advocacy

POPULATE

- ✓ Park Management
- ✓ Events & Activations
- ✓ Clean Team Services
- ✓ Planning & Economic Development
- ✓ Marketing/Comms
- ✓ Advocacy

SUSTAIN

- ✓ Connecting neighbors to each other & institutions
- ✓ Reinvesting in neighborhood
- ✓ Connecting to other neighborhoods/activity centers/riverfront
- ✓ Connecting to civic institutions

LETTER TO MAYOR BOWSER

March 31, 2022

The Honorable Muriel Bowser, Mayor
Executive Office of the Mayor
1350 Pennsylvania Avenue, NW
Suite 316
Washington, DC 20004

Dear Mayor Bowser:

We are writing to respectfully request your extension of our status as a registered Business Improvement District (BID) in the District of Columbia for the period of October 1, 2022, through September 30, 2027.

The BID Act requires that the Mayor or their agent hold a hearing on the BID renewal no earlier than 120 days prior to the end of the fiscal year, and no later than 30 days prior to the end of the fiscal year. We understand that hearings are being set for June/July 2022 and appreciate the opportunity for our stakeholders to testify. We will begin notifying our neighborhood and the public about the hearing date so that our businesses, property owners, residents, developers, and employees can be present to testify.

Included, you will find our application for our 5-year renewal which includes the unanimously adopted resolution by our Board of Directors to reauthorize the BID, an overview of our last five years of operations and service, as well as our business and financial plans for the next five years of operations. Our levels of service will gradually increase over time as we respond to new service levels needed for a growing employee, residential, and visitor base in the Capitol Riverfront.

The first fifteen years of operations have been exciting ones in the Capitol Riverfront BID as we continue the process of building a new neighborhood on the Anacostia River. We have appreciated the past partnerships with the DC Government and its agencies, your office, and the DC Council. 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

IT IS GRATIFYING TO BE A PART OF THE REALIZATION OF A VISION ESTABLISHED BY THE DC GOVERNMENT AND SUPPORTED BY PUBLIC INVESTMENT OVER THE PAST 20 YEARS.

becoming reality in one of the largest riverfront redevelopment projects in the country and we look forward to our continuing partnership with you and the DC Government.

The Capitol Riverfront has emerged as an established regional waterfront destination and DC's fastest growing neighborhood. Our numbers illustrate that rapid growth and our position in the regional economy:

- 36,000 daytime employees in 7.2 million SF of office space
- Over 17,000 residents call the Capitol Riverfront home with that population reaching 20,000 by 2023.
- We have 12,319 residential units, another 2,198 units currently under construction, and 1,100 units starting construction in 2022. The neighborhood will account for more than 20 percent of the inventory required to meet your 36,000 unit goal.
- Over 80 restaurants and two grocery stores – a Harris Teeter and a Whole Foods – are located here.
- Seven hotels containing over 1,100 rooms are open in the Capitol Riverfront.
- The 19,000 seat DC United soccer stadium in Buzzard Point opened in 2018.
- Two world-class parks and more than 10 acres of parks space create community, brand our neighborhood as family friendly, and provide access to the Anacostia River.

Progress in a neighborhood's evolution is measured in a variety of ways – from construction activity to community events to the growth of a new residential community with a civic infrastructure. Our Capitol Riverfront neighborhood has exhibited progress across



a variety of those measures, and we have become the District's fastest growing neighborhood while experiencing the biggest construction cycle in our history.

The past fifteen years of BID operations have focused on facilitating the growth of the Capitol Riverfront neighborhood while creating a baseline of a clean and world class public realm. Our next five years will involve a continuation of facilitating that growth but will also focus on fostering a sense of community among our residents, connecting them to each other and the neighborhood's civic facilities, and fostering an inclusive neighborhood where everyone is welcome and has an opportunity to live and work.

Thank you again for the District's vision for our neighborhood and the Anacostia River, and the ongoing public investment that has leveraged so much private reinvestment. Please don't hesitate to contact us if you have any questions regarding our application for renewal as a BID in the District of Columbia.

Sincerely,

Michael Stevens, AICP
President
Capitol Riverfront BID

Scott Moseley, Steuart Investments
Chairman
Capitol Riverfront BID

“We are grateful for the support of the Capitol Riverfront BID. Their team has been wonderful at including us in their community-driven events/promotions and promoting our special events on their social media platforms and outgoing emails. These valued partnerships and engagements further highlights what we do at the shop and increases our shop's visibility in the neighborhood. We are thankful for the support of the Capitol Riverfront BID as it has aided the stability and growth of our business.”

Virginia Arrisueño

Owner & Creative Director, Steadfast Supply



SECTION 1: INTRODUCTION + OVERVIEW

The Capitol Riverfront BID was first approved as a business improvement district (BID) under the DC Enabling Legislation in July 2007. That first five-year term officially began on October 1, 2007, and since then the BID has successfully been through two subsequent BID renewal processes – one in 2012 and the next in 2017.

As we submit this application for a fourth 5-year term of operations, it is instructive to look back at the past five years of operations of the BID and growth in the neighborhood as it sets the foundation for the next five years of operations. In fact, it will illustrate the changing nature of the operations of the Capitol Riverfront BID and its work program priorities as the neighborhood itself has changed from a new-growth area to a well-established urban neighborhood trending towards buildout.

About Capitol Riverfront

The Capitol Riverfront neighborhood is an approximately 460-acre new growth community located 5-blocks south of the US Capitol Complex and on the north shore of the Anacostia River. The majority of the neighborhood is located in the SE quadrant of the District, but one subarea of the neighborhood – Buzzard Point – is located in the SW quadrant. The neighborhood is projected to achieve 37.5 million square feet (SF) of development at buildout and has achieved 71% of that buildout number (26.6 M SF) by the end of 2021.

Neighborhood History & Background

Regardless of whether a neighborhood is built quickly by a single developer or over decades with numerous landowners, the development of a neighborhood from vacant or underutilized lands involves vision, planning, public investment - typically in infrastructure – and private investment. Such is the case with the nearly 500-acre Capitol Riverfront, which has evolved as a neighborhood for over two decades now.

An Industrial Backyard

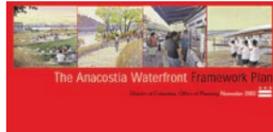
Visitors to the Capitol Riverfront neighborhood of 2021 would not remember its previous incarnation as an industrial and manufacturing backyard for the District of Columbia that contained metal scrapyards, concrete manufacturing plants, asphalt batch plants, large oil storage tanks, an incinerator and trash transfer facility, car repair shops, and dance clubs. That landscape also included the Arthur Capper Carrollsburg public housing complex and the Washington Navy Yard. After WWII, the neighborhood was largely forgotten and overlooked by the city and the real estate development community. But with almost two miles of riverfront frontage, and a 15-minute walk to the US Capitol complex, the neighborhood was well positioned for reinvestment and an intensification of and change in uses.

Capitol Riverfront pre-1995

CHANGE AGENTS

The neighborhood's trajectory was changed by a series of large economic development efforts and public investments based on a new vision for the Anacostia River – that the river could be cleaned up and become a centerpiece for the east side of the city and neighborhoods in Wards 6, 7, and 8. The adoption of the Anacostia Waterfront Initiative (AWI) Plan in 2003 as public policy began changing the public's perception regarding the value of the river and the importance of waterfront neighborhoods. The 1995 move of the Naval Sea Operations (NAVSEA) from offices in Crystal City to the Washington Navy Yard brought over 8,000 employees to the neighborhood. Private contractors followed as well resulting in the construction of five (5) new office buildings along M Street, SE.

Several other key economic development initiatives followed that plan and laid the groundwork for today's Capitol Riverfront neighborhood:



2003 – the AWI Framework Plan was adopted as public policy and a redevelopment corporation later established to guide and implement components of that plan.



2003 – the Federal DOT decided to move their headquarters office building to the SE Federal Center adjacent to the Washington Navy Yard. The new building opened in 2007 bringing almost 7,000 employees to the neighborhood.



2003 – after years of planning between GSA and DC's Office of Planning, Forest City was awarded the development rights to 42-acres of the former SE Federal Center, later to become known as the Yards.



2003 – the DC Housing Authority was awarded a HOPE VI grant for the demolition and rebuild of the Arthur Capper Carrollsburg housing complex. DCHA selected a master development team to undertake the rebuild which included a one-to-one replacement of 707 public housing units and the construction of another 1,100 units of workforce and market rate housing.



2006 – construction began on the new Washington Nationals baseball stadium which opened in **April 2008**.



2010/2012 – Yards Park and Canal Park open and create much needed open space, as well as a sense of place, community, and identity.



2014 – the 50,000 square foot Harris Teeter grocery store opens branding Capitol Riverfront as an urban neighborhood with services.



2018 – the 35,000 square foot Whole Foods opens in the neighborhood as the result of our growing residential population.



2018 – the 20,000-seat Audi field opens in Buzzard Point as the new home for the D.C. United soccer team. It serves as an anchor and catalyst for growth in the Buzzard Point subarea of Capitol Riverfront.

These economic development achievements have led to the construction of over 11,000 units of new housing, approximately 6 million square feet of new public and private office space, new restaurants, and hotels. Unfortunately, in late 2008 the national recession impacted the US economy for approximately three years and most development projects came to a standstill.

During that time, Nationals Park continued to introduce millions of fans to the neighborhood and its Green Line Metro accessibility, as well as the development potential that the neighborhood had to offer. Following the recession, the neighborhood began to see development projects resume construction but with a shift towards residential becoming the dominant land use.

Capitol Riverfront BID Geography

The Capitol Riverfront neighborhood is geographically located between the US Capitol complex and the Anacostia River – thereby providing the foundation for our name of **Capitol Riverfront**. As the map below illustrates the neighborhood is bounded by the following:

- The SE/SW Freeway (I-695) to the north
- The Anacostia River to the south
- 15th Street, SE to the east
- North Capitol Street, Half Street SE, and 2nd Street SE make up the western boundaries of the neighborhood

Most of the neighborhood is located within the city's SE quadrant, with the Buzzard Point subarea of the neighborhood located in the SW quadrant. Capitol Riverfront is comprised of seven (7) different subareas as the map below indicates. These subareas are as follows:

- Buzzard Point
- Ballpark District
- The Heights (north of M Street)
- Capper Carrollsburg/Lower 8th Street
- Maritime Plaza/East of 11 Street
- Navy Yard campus
- The Yards



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Capitol Riverfront BID Development

The table below illustrates the amount of development in each land use category, as well as by the seven (7) neighborhood subareas.

Capitol Riverfront | Buildout by Use Type

Buildout by Subarea	Total Acreage	Total Delivered + Under Construction (UC) SF - Year End 2021	Office Delivered + UC / Anticipated Total Buildout	Residential Delivered + UC / Anticipated Total Buildout	Retail Delivered + UC / Anticipated Total Buildout	Hotel Delivered + UC / Anticipated Total Buildout	Entertainment Delivered + UC / Anticipated Total Buildout
Ballpark District	47.3	4,402,200 of 4,929,200 SF	608,253 of 1,058,253 SF	2,260 of 2,260 units	381,210 of 473,210 SF	338 of 338 keys	0 of 35,000 SF
Buzzard Point	84.1	2,045,200 of 6,873,054 SF	0 of 450,000 SF	1,043 of 5,947 units	92,200 of 382,054 SF	0 of 524 keys	0 of 20,000 SF
Capitol Quarter-Lower Barracks Row	65.9	1,833,140 of 2,591,140 SF	306,572 of 306,572 SF	897 of 915 units	26,010 of 39,010 SF	32 of 32 keys	74,300 of 74,300 SF
Maritime Plaza-Historic Boathouse Row	45.2	371,000 of 1,845,500 SF	360,630 of 360,630 SF	0 of 900 units	0 of 67,000 SF	0 of 0 keys	0 of 0 SF
North of M	74.0	8,460,350 of 11,825,500 SF	1,891,562 of 2,236,562 SF	6,292 of 8,031 units	166,891 of 302,791 SF	424 of 424 keys	20,000 of 20,000 SF
The Yards	66.5	3,505,050 of 6,874,950 SF	1,528,286 of 2,840,286 SF	1,307 of 2,396 units	194,358 of 286,258 SF	225 of 225 keys	40,000 of 40,000 SF
Washington Navy Yard	77.7	2,000,000 of 2,000,000 SF	2,000,000 of 2,000,000 SF	0 of 0 units	0 of 0 SF	0 of 0 keys	0 of 0 SF
CapRiv Totals	460.7	22,616,940 of 36,939,394 SF	6,695,303 of 9,252,303 SF	11,799 of 19,549 units	860,669 of 1,550,323 SF	1019 of 1,518 units	134,300 of 189,300 SF

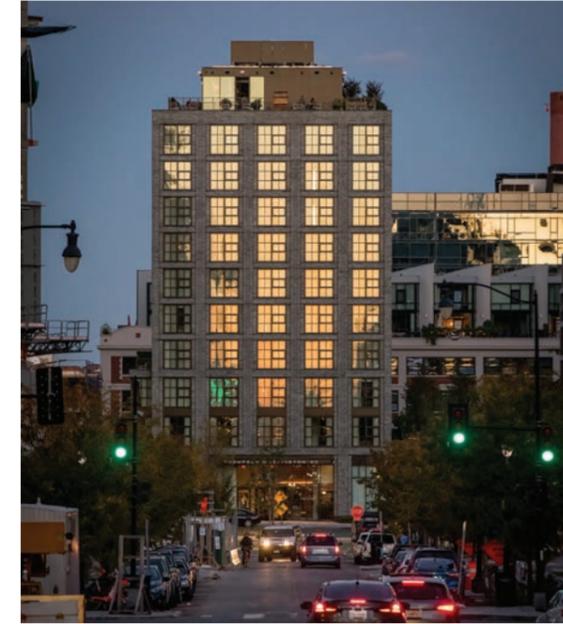
Residential – Residential has become the dominant land use, with over 10,000+ units already delivered with another 3,000+ under construction. As a result, the neighborhood has attracted more than 17,000 residents.

Office – Office use was an early entry into our submarket/neighborhood with the moving of NAVSEA operations from Crystal City to the Washington Navy Yard campus. The office market brought thousands of daytime employees to the neighborhood well before Nationals Park was built and remains a vital and growing part of the neighborhood’s character.

Retail – While not an early entry into the neighborhood, retail and restaurant uses have exceeded expectations with over 90 food and beverage operators, two full-service grocery stores, and over 50 shopping and service retail options. The growing residential population, when

“Throughout the year, the Capitol Riverfront BID consistently and proactively considers how events and programming can incorporate and support the Van Ness Elementary School PTO.”

Rebecca Sohmer
President, Van Ness Elementary School PTO
BID Board Member (At Large)



coupled with the presence of two sports stadiums, has accelerated retail attraction.

Hotel - the hospitality/tourism sector of our neighborhood continues to grow as a result of business travel, professional sports events, and leisure travel. Our hotel market has grown from one hotel in 2006 with 204 rooms to seven hotels containing 1,194 rooms.

Sports/Entertainment – The opening of Nationals Park, which defined the neighborhood as a stadium district, was augmented with the opening of Audi Field in 2018 as the new home of D.C. United. These two stadiums have served as catalysts and anchors for new development in two different subareas of Capitol Riverfront – the Ballpark District and Buzzard Point.

Civic/Community Facilities – Community and civic facilities are an important part of any neighborhood, and Capitol Riverfront has developed several of these facilities. Van Ness Elementary is a DC Public School that has been expanded twice and provides K-6 education. The Capitol Quarter Community Center is located adjacent to the school and provides a gym, meeting and event space, a children’s playground, and a tech lab. Four parks provide open space relief and community gathering areas that the BID activates with programming.

“With nearly 30% of all new housing built in the District during 2020 and 2021, the Capitol Riverfront is the fastest growing neighborhood in the District. The Capitol Riverfront BID (CRBID) and its staff do unparalleled work to not only serve residents and businesses in the community, but those who visit the neighborhood as well.”

Scott Moseley
Steuart Investment Company
BID Board Chair

The BID as an Organization

Capitol Riverfront BID is a 501c(6) nonprofit management organization established in 2007 under the BID enabling legislation of the Government of the District of Columbia. The BID has been in operation for 15 years and has seen annual budgets and operations grow over that time. The eight (8) person professional team includes the following members:

- Michael Stevens – President
- Ted Jutras – VP of Planning & Development
- Bonnie Trein – VP of Operations, Chief of Staff
- Tony Boyd – Director of Parks
- Susan Hampton – Director of Public Realm
- Grace Aucella – Manager of Events & Programming
- Yi Shao – Planning Analyst
- Claudia Ugbana – Social Media Coordinator

The BID Clean Team is now operating in-house as full members of this organization. Jerry Carcamo serves at the Clean Team Supervisor and oversees 18 full and part-time members of the Clean Team.

BID Offices – 1100 New Jersey Avenue, SE Suite #1010, Washington, DC 20003
Clean Team Offices – Building 74, 515 M Street, SE Washington, DC 20003

Board Resolution in Support of Renewal

The Capitol Riverfront BID Board of Directors unanimously approved a resolution to proceed with our 5-year re-authorization application at their February 24, 2022, board meeting. That resolution at the end of this document.

BID Board of Directors

The Capitol Riverfront BID bylaws established a board of directors to oversee the operations of the organization, be fiduciary stewards of the BID finances and budget, and to give guidance on work program priorities. The board of directors is comprised of two classes of directors:

- **Voting Members** – the bylaws established that there would be twenty-one (21) voting members made up of property owners who pay the annual BID Tax. These 21 voting members are divided into staggered classes of seven (7) members so that a new class of 7 voting directors is elected every year at our Annual Membership Meeting. Each term lasts for a three (3) year period.
- **Nonvoting, At-Large Members** – the bylaws stipulated that the board would also contain nonvoting, At-Large members that represent organizations, institutions, and neighborhood stakeholders that do not pay the BID Tax but should have a seat on the board to be involved in discussions of issues and opportunities in the neighborhood. There may be up to 6 At-Large members, and they serve two (2) year terms.

Why the BID is Still Needed

Each 5-year renewal period and application to renew is an opportunity for the BID board and leadership to discuss a variety of questions regarding the organization, its budget and work programs, its priorities and staffing, the BID Tax, and whether the organization is still necessary for the success of the neighborhood. As the board resolution listed above shows, the BID Board of Directors believes that the BID and its operations are still necessary and relevant for the Capitol Riverfront neighborhood for the next five years.

VOTING MEMBERS

Three-Year Term (Expires 12/2024)

- Ruth Hoang – Jair Lynch Real Estate Partners
- Meredith Fascett – Capital Quarter Townhomes
- Vicki Davis – Urban Atlantic
- Matt Johnson – National Community Church
- Shawn Kyle – Lerner
- Toby Millman – Brookfield Properties
- Donna Cooper – Pepco

Two-Year Term (Expires 12/2023)

- Patrick Edmond – CSX Railroad
- Paige Grzelak – Western Development
- Daryl Jackson – Capitol Hill Co-Op
- Christopher Macary – PM Hotel Group (Hampton Inn & Suites)
- Scott Mosley – Steuart Investment Company
- Henry Ross – Tishman Speyer
- Michael Tidwell – Bower Condominiums

One-Year Term (Expires 12/2022)

- John Begert – MRP Realty
- John Beinart – Greystar
- Larry Clark – Felice Development Group
- Brad Fennell – WC Smith
- Adam Gooch – Akridge
- Matthew Martorana – JBG SMITH
- Vacant

AT-LARGE, NONVOTING (EXPIRES (12/2022)

- Gail Kenson – Washington Navy Yard
- Gregory McCarthy – Washington Nationals Baseball Club
- Trey Sherrard – Anacostia Riverkeeper
- Martin Smith – Barracks Row Main Street
- Rebecca Sohmer – Van Ness Elementary
- Michael Curtain – DC Central Kitchen

Over the past 15 years it was very evident that a BID was necessary for a new growth neighborhood like Capitol Riverfront. A new neighborhood being developed on former manufacturing and industrial lands will have certain issues that require a management organization to guide it through its ongoing development. These first 15 years were guided by priorities set by the BID board at the outset of our operations:

- **A Clean & Safe Public Realm** – creating a baseline of services that maintained a clean and safe neighborhood.
- **Economic Development** – business attraction activities that included office, retail, and residential attraction outreach to brokers and prospective tenants.
- **Marketing/PR/Branding** – communications to the public and marketplace about the neighborhood and its vibrancy, geography, and future.

Over the years these priorities have remained as foundations but have been augmented by other priorities and work programs – maintenance and operations of two parks, community building through events, strategic planning, transportation/accessibility planning, and advocacy/education. Data collection and gathering of information on market conditions has also been important to the BID's work programs, especially economic development.



The board resolution does ask for DSLBD to reauthorize the Capitol Riverfront BID for another 5-years of operations as the organization's work is not finished. The BID is also shifting in its organizational capacity and definition of priorities – from focusing a great deal on strategic planning and economic development with a foundation of Clean Team operations, to approaching neighborhood buildout which requires an emphasis on the quality of the public realm and building a sense of community.

Other compelling priorities are coming to the forefront as well, including:

- Fostering a sense of community for a neighborhood of over 17,000 residents through events, activations, programming, and volunteerism
- Maintaining and expanding the parks system
- Enhancing accessibility to the neighborhood
- Enhancing accessibility to the Anacostia River
- Adding to the neighborhood's civic and community infrastructure
- Expanding Clean Team services to our growing subareas

The board feels that the organization is at the right size in terms of professional staff and that there is not a need for a BID Tax increase for the next five years.

“The CR BID has provided important leadership and direction as the neighborhood has evolved over the past decade and a half. Adding a focus on strategy and daily services, the BID has been instrumental in catalyzing on resources, talent, and imagination of people who live, work, and recreate here. It provides a forum for dialogue and exchange of information that has been essential in maximizing our potential.”

Gregory McCarthy

Senior Vice President, Community Engagement, Washington Nationals
BID Board Member (At Large)

As more new development occurs there will be a commensurate increase in revenues to allow for additional Clean Team services and a reorientation of priorities. Part of the BID's mission for the next year to 18 months will be to align staff with new work programs and priorities as set by the board.

The goal of the next five years is to see Capitol Riverfront achieve the majority of the remaining 30% of development, and the BID repositioning itself as a public realm management entity that also works to foster community, maintain and expand the parks, ensure accessibility, and highlight the river as a centerpiece of this vibrant community.

COMMUNITY - GROWTH - CONNECTION

The BID's 2021 Annual Report reflected a theme of **Community-Growth-Connection**, which also forms the foundation for this 5-year renewal planning. Those themes are reflected as follows:

COMMUNITY

Capitol Riverfront currently has a residential population of 17,000+ with a projected population of 35,000 residents at the neighborhood's buildout. These numbers are comparable to the populations of some smaller cities, so it is important to realize the magnitude of these numbers when considering a sense of community and how we as a BID remain connected to these residents in many forms.

- Events/Programming/Activations
- Community Meet-Up Series
- Perceptions Survey
- Newsletter
- Publications
- Website
- Annual Meeting

GROWTH

Capitol Riverfront has experienced remarkable growth over the past 20 years. The BID board and staff have asked the question of "how do we

maintain that development momentum over time to achieve the full buildout goal of 37.5 million SF?"

While the BID does not control land or building assets, or the administration of financial incentives, we can assist in the next development cycles in the following ways:

- Facilitating Partnerships
- Providing Real Time Research/Data on Market Trends
- Coordinating Business Attraction Efforts with Brokers
- Advocating for Additional Public Investment by the District Government
- Planning for Increased Accessibility
- Maintaining a High-Quality Public Realm

CONNECTIONS

In the process of city-building connections can be both communal and functional, both physical and emotional. Capitol Riverfront sees all of these types of connections as critical to strengthening the community and to creating ties with other neighborhoods beyond BID boundaries. The BID will focus on the following efforts to strengthen connectivity within, as well as to and from the neighborhood:

- South Capitol Street Corridor Enhancements
- M Street Corridor Improvements
- Underpass Master Plan
- Riverfront Accessibility
- Fostering a Sense of Community

The Capitol Riverfront BID believes in supporting the creation of a diverse community that is inclusive and supportive of all residents, based on the guiding values set forth in the **Values that Guide Us**



section of the plan. Building community is becoming an important work program so that neighborhood residents feel a sense of belonging, have an opportunity to interact with their neighbors, and are empowered to contribute to neighborhood initiatives.

For the next five years we will maintain our past initiatives while growing our community building footprint, managing growth, and forging new and strong connections through additional outreach for participation:

- **Friends of the Parks/Parks Foundation** – the BID will be activating the Capitol Riverfront Parks Foundation as a way to not only support the parks through fundraising but also through involving the residents in volunteer activities and a "Friends of the Parks" organization.
- **Community Forums** – perhaps the best way we can communicate with our residents is by listening to them and seeking feedback on a variety of topics. The BID will be moving our current office space to a new ground floor, storefront space so that we can become a more public-facing presence in the community. The new office space will allow us to

host small community gatherings with residents to engage them on topics such as parks and the public realm, accessibility, events and programming, advocacy efforts, and volunteering in the neighborhood.

- **Volunteer Efforts** – the BID will create a community volunteer network that connects our residents to institutions and nonprofits in our neighborhood that can utilize volunteer support. This would include the Van Ness Elementary School, DC Central Kitchen, Capper senior residents, the Anacostia Riverkeeper, and Barracks Row Main Street.
- **Partnerships with Public Agencies and Civic Organizations** – the BID will engage with public agencies and civic organizations to help meet a broad range of neighborhood goals. For example, while the BID is not a social services organization or housing provider, we will strive to strengthen our partnership with relevant agencies to connect them to areas of need and facilitate discussions on available resources and partners in the community.

SECTION 2: A LOOK BACK / A LOOK FORWARD

BID Accomplishments Work Programs

The past five years saw a series of accomplishments in BID work programs, neighborhood development, infrastructure and access, fiscal impact, and crisis response as Capitol Riverfront transitioned from an emerging area to a well-established and maturing urban residential community, recognized as the fastest growing neighborhood in the District.

Over the past five years, the BID adjusted work programs to respond to a variety of market trends, the COVID-19 pandemic, and a growing residential population. A summary of those work programs and adjustments are below:



Clean Team

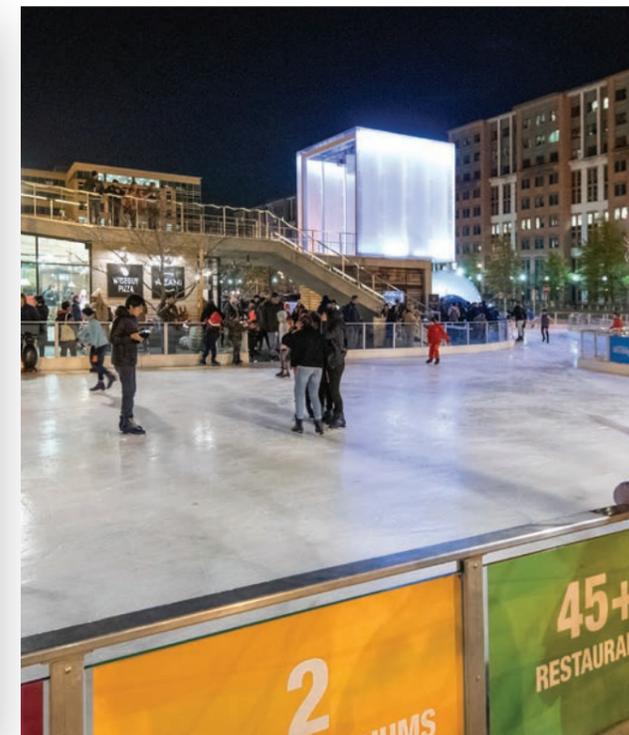
the BID consistently enhanced the budget for Clean Team operations and added new team members and a third truck to the fleet of vehicles. In November of 2021, the BID brought the Clean Team members in-house as an integral part of this organization. Over the past 5 years the Clean Team has compiled the following trash bag counts:

CR BID Trash Bag Counts: 2017 – 2021

Year	Count
2021	109,975
2020	94,950
2019	87,250
2018	74,945
2017	57,000
TOTAL	424,120

Parks

The BID continued its role of maintaining and operating Yards Park and Canal Park at a high level, as well as programming and activating these spaces for residents, employees, and visitors. Attendance was at an all-time high in both parks and their water features. In light of the pandemic, the budget for both parks was reduced from \$1.8M to \$1.2M requiring the BID to incorporate one full-time parks staff member into the BID team, and incorporate all parks programming into the BID budget. The BID has partnered with the Buzzard Point Owners Committee and the National Park Service to plan and develop a new park space on the tip of Buzzard Point to create additional open space and access to the river for this growing subarea. Discussions with DOEE Director Tommy Wells regarding the creation of new park space east of the 11th Street bridges on formerly contaminated lands are also ongoing.



Public Realm

Recognizing the importance of a high-quality public realm to the neighborhood, the BID hired a Director of Public Realm in 2019. This staff member oversees all Clean Team operations and all aspects of the public realm – infrastructure deficiencies, trash cans, mowing of public right-of-way, holiday snowflakes and banner installations, and relationships with appropriate DC Agencies (DPW, DDOT, DCHSEMA, etc.).



Community Building

To continue to cultivate a sense of community, the marketing & programming team focused on events and activations that brought residents and visitors together in the parks and other celebratory spaces including:

- Friday Night Concerts
- Thursday Night Movies
- All-Star Summer Riverfest, 2019 MLB Playoffs and World Series pep rallies and watch parties
- Rooftop Hop
- 12 Days of CapRiv
- Neighborhood Meet-Up Series





Marketing + Communications

The BID continued its emphasis on marketing and communications through our weekly newsletter e-blast, website updates, Annual Report, market summary sheets, paid media opportunities, neighborhood guides, and social media engagement. In recognition of the power and effectiveness of communicating through social media the BID added a new staff member in 2020 who focusses on social media outreach along with all other digital platforms. The addition of a former events-related parks team member created the opportunity to strengthen community events planning and production along with activation strategies.



Planning + Economic Development

The BID turned its economic development efforts to the process of subarea planning, a series of informational and planning sessions in each of the seven neighborhood subareas. Research and data gathering remained critical tools during this period as the neighborhood experienced rapid growth and changing market conditions.

- Quarterly development reports
- Perceptions surveys
- Market segment research



Transportation + Access

As the pace of development continued in Capitol Riverfront the BID partnered with the SW BID to host a **Mobility Planning Summit** at Nationals Park that illustrated the existing and potential development occurring in both neighborhoods, and the potential impacts on transportation systems and accessibility. The summit resulted in Capitol Riverfront BID undertaking a number of transportation planning initiatives that began in 2021 including:

- The M Street PILOT Mobility Study
- The North/South Accessibility Study
- South Capitol Street Corridor Enhancements

Neighborhood Accomplishments Development Milestones

Residential development was the dominant growth sector, followed by retail—restaurants, grocers, shops, services—and hotels. Due to the hyperlocal support of local businesses by residents, the neighborhood experienced more restaurant and retail openings during the pandemic than closures.

Some notable development milestones are as follows:



Residential + Housing

Even during the pandemic the pace of residential construction and population growth kept pace with the previous two years. Over the past five years the BID saw:

- **19** apartment buildings deliver containing **6,733** units
- **6** condominium buildings deliver containing **639** units
- Our residential population grow from **6,000** to **17,000+** residents
- This residential growth accounted for approximately **20%** of Mayor Bowser's housing production goal of 36,000 units

Buzzard Point became a new residential subarea with the construction and delivery of two new apartment buildings and one condominium building totaling approximately 1,000 new housing units. New buildings also delivered in The Yards, Ballpark District, the North of M subarea, and the Capitol Quarter subarea.



Hotel + Hospitality

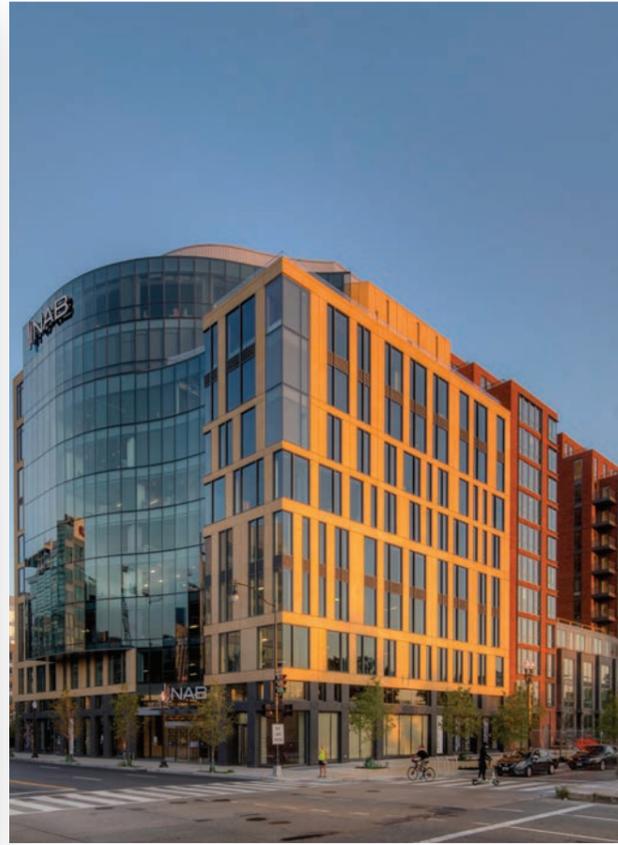
Capitol Riverfront has been discovered as an entertainment and tourism destination due to the Anacostia River, a high-quality restaurant scene, and two sports stadiums that attract millions of sports fans each year. Proximity to the US Capitol complex and the Washington Navy Yard campus also reinforces the business travel component of the market. Over the past 5 years the BID saw:

- **5** new hotels deliver in the neighborhood, with a sixth hotel directly adjacent to the BID boundaries.
- That new development contained **660** rooms, bringing our total hotel room count to **1,397**.

Office

The office market exhibited steady growth as new office buildings delivered and one major office renovation occurred. This submarket now contains **7.2 million SF of office space**, approximately **36,000 employees**, and has a vacancy rate of approximately 14%. Over the past five years the BID saw:

- **5** new office buildings delivered containing approximately **1 million SF** of new space, including three corporate headquarters – National Association of Broadcasters (NAB), DC Water, and Chemonics. 80 M office building undergo substantial renovations with the addition of two new floors (105K SF) and the relocation of the American Trucking Association from Virginia.
- **3** new office buildings in pre-construction/design containing approximately **805K SF**.
- Rediscovery of the Capitol Riverfront office submarket as one that offers access to open space and the Anacostia River with excellent accessibility from the Metro Green Line, I-295, and I-695.



Retail/Food + Beverage

The retail market in Capitol Riverfront has exceeded all expectations and initial estimates for the neighborhood. The neighborhood has already exceeded the initial estimates for 600,000 SF of retail at buildout and are on base to now reach over 1.2 million SF of retail. Capitol Riverfront now boasts one of the most vibrant food and beverage scenes in the region. The challenge over the next five years will be to diversify the retail base to include more traditional retail uses, including home goods, clothing/apparel, and other community-serving hard goods and soft goods retailers.



Sports + Entertainment

The biggest achievement in this land use segment was the construction and delivery of Audi Field, D.C. United soccer team's new home, in 2018. Audi Field contains approximately 19,000 seats, and hosts 20+ home games and a variety of other events. It has proved to be an anchor for the rapidly developing Buzzard Point subarea of Capitol Riverfront.



Neighborhood Accomplishments Infrastructure/Access

Large infrastructure/access projects continued to shape the Capitol Riverfront neighborhood.

These projects included the following:



CSX - VA Avenue Tunnel Reconstruction

The almost 4,000-foot CSX tunnel had to be deepened, reconstructed, and a new track line added to maintain and expand this critical East Coast rail connection. The construction of the tunnel, including the restoration of streetscapes and landscapes, was completed in 42 months. The project tunnel reopened in the Fall of 2018.



Frederick Douglass Memorial Bridge

The new Frederick Douglass Memorial Bridge delivered in September of 2021 as an iconic, functional, and symbolic connection of two communities and a beautiful gateway to the US Capitol complex. It provides greater pedestrian and bicycle access across the river and to the Anacostia Riverwalk Trail. The BID served for four years on the Community Advisory Committee for the project.

Additionally, the BID has been working with a wide range of stakeholders to help prepare and expedite the next round of major infrastructure and mobility initiatives that will shape the future of the neighborhood:

- South Capitol Street Corridor Project Advocacy
- M Street Mobility Study
- Buzzard Point / North-South Mobility Study
- Underpass Vision Plan



BID + Neighborhood Accomplishments

Fiscal Impact

In 2018 the BID contracted with RCLCO to evaluate the fiscal impact of new growth – past, present, and future – in Capitol Riverfront. This critical analysis (Riverfront Recaptured) highlighted how the Capitol Riverfront has emerged as a major economic contributor to the District over the previous decade. Already, the District is breaking even on its public investments into Capitol Riverfront—just 10 years after the inception of the Capitol Riverfront BID.

While the upfront public investments in Capitol Riverfront are already paying financial dividends to the District, they are also setting the stage for the neighborhood’s continued growth. By the time the neighborhood is built out, the 37 million square feet of mixed-use development will continue to yield broad cultural and economic benefits to the community that surrounds it. It is estimated that by 2040 the neighborhood will provide over **\$8.7 billion** in new tax revenues to the DC Government.



RIVERFRONT RECAPTURED

HOW PUBLIC VISION & INVESTMENT CATALYZED LONG-TERM VALUE IN THE CAPITOL RIVERFRONT

COVID-19 Response

The Covid-19 pandemic affected every community, city, county, state, and nation over the past two and a half years beginning in March 2020. BIDs across the city partnered with the DC Government on multiple efforts to assist local businesses, disseminate information, and distribute PPP supplies. Capitol Riverfront BID participated in numerous efforts to assist our local businesses throughout the pandemic, keep our residential community engaged and informed, and maintain a safe and high-quality parks and public realm system for access to open space relief.

Throughout the Covid-19 pandemic, retail support and community building were a primary focus for the BID and its marketing efforts. During the onset of the pandemic in 2020, 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. 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.

Pandemic times and shelter-in-place directives caused everyone to realize that maintaining a sense of community was more important than ever. 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. The BID supported the



efforts of the World Central Kitchen at Nationals Park by delivering more than 13,000 meals to Capitol Riverfront residents between April and October. While in-person event opportunities looked significantly different in 2020, the BID was able to pivot to creative programming. A Virtual Fitness Series was launched in coordination with local gym 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. 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.

The popular Capitol Riverfront Outdoor Movie Series returned in the fall 2020 as a contact-free drive-in movie 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.

At the start of spring 2021, the BID launched the “Riverfront Rewards” Dining Program—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. An “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.

Friday Night Concerts returned to The Yards Park in summer 2021, and the 12 Days of CapRiv holiday programming was celebrated once again at the end of the year, along with a new 8-night Hanukkah series featuring the debut of an outdoor menorah at the Canal Park Ice Rink.

In total, over \$47,000 dollars were generated for local charities through events and donations during the pandemic; and over 120 virtual and in-person events were supported and attended by neighborhood residents over the past two years.



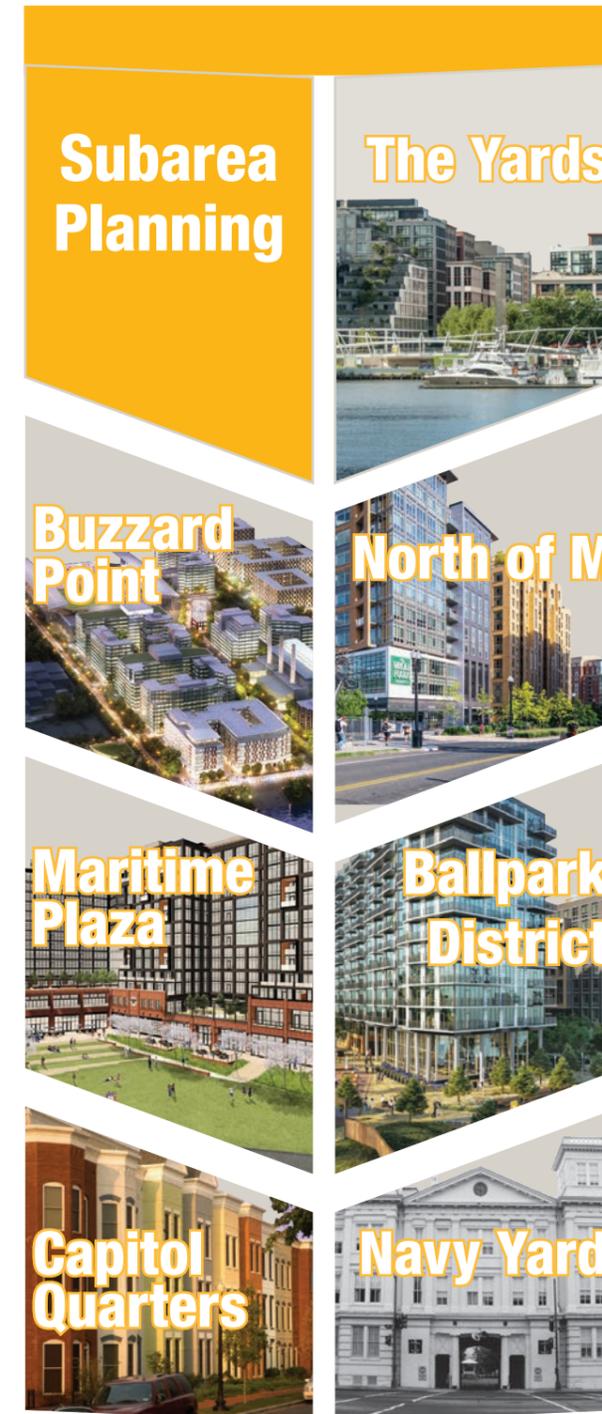


“the BID’s work to maintain vibrant public spaces and provide creative opportunities for recreation bolstered the community’s resilience throughout the pandemic and continues to bring people together in meaningful and joyful ways.”

Meredith Fascett
 Neighborhood Resident
 BID Board Member

Future Development Redevelopment in Subareas

Through the Capitol Riverfront Subarea Planning Process and an RCLCO zoning and development analysis, the BID confirmed the status of all on-ground development and what each vacant development parcel could yield throughout the neighborhood according to existing zoning.



Redevelopment in Subareas

The most developed subareas include the Ballpark District, North of M Street, and the Yards Phase I. The Buzzard Point subarea is undergoing a rapid transformation with the new Audi Field, three new residential buildings, and a fourth residential building under construction. Buzzard Point could see the development of almost 6,000 new residential units, a new hotel, office space, and additional retail/restaurants.

The subarea east of the 11th Street Bridges will also see the construction of a new residential complex by Felice Development over the next one to two years. The Maritime Plaza complex has unused development rights, and the 11th Street Bridge Park should start construction in 2023.

The subarea planning process that was conducted over two years pointed to the need for future public investment to achieve buildout in several subareas. These public investment asks included the following projects:

- Funding for a new public park on NPS lands in Buzzard Park
- Completion of the Anacostia Riverwalk Trail, currently missing segments
- Transit connectivity to Buzzard Point
- A new public park space on the river south of Maritime Plaza
- Engineering for and investment in enhancements to the South Capitol Street corridor between the memorial ellipse and I-695
- Engineering for and investment in the M Street corridor as a multi-modal transit corridor with dedicated bus lanes and a high-quality public realm
- New civic/community facilities to support an ever-growing residential population

SECTION 3: A NEW DIRECTION



“NAB deeply appreciates Capitol Riverfront BID’s support throughout our transition to our new headquarters at 1 M St SE. From assisting with the planning stages of the construction to helping our employees navigate our new neighborhood to connecting us with area businesses and community members, Capitol Riverfront BID has been a valuable partner as we create our new home.”

Sue Keenom
Senior Vice President, National Association of Broadcasters



A New Direction

During the neighborhood’s new-growth stage over the past 15 years, the Capitol Riverfront BID focused on strategic planning, economic development, Clean Team services, marketing and communications, and parks maintenance. The physical framework of the neighborhood has been created and largely populated with new building programs that represent a variety of land uses.

Over the next 2-3 years, the BID will shift its organizational focus to more of a maintenance, marketing, community building, and events management entity, rather than an economic development and business attraction entity. While those latter efforts will remain important work programs, the emphasis of the BID will be focused towards maintaining and improving the quality of the public realm and fostering a diverse and inclusive community.

The BID will prioritize efforts that maximize what we can do, as an organization, to build a complete neighborhood that is inclusive, diverse, equitable, and accessible—one that embraces all household types, represents all ages and income levels, offers a variety of housing options, and supports residents with civic facilities and services.



Build an
INCLUSIVE
DIVERSE
ACCESSIBLE

Neighborhood



A New Direction

These priorities for the next five years will include:



Facilitating a Social Concience

In supporting the concept of an inclusive neighborhood it will be important to work with our stakeholders in facilitating discussions on the following:

- Connecting residents in and adjacent to our neighborhood to jobs and job training
- Working with DCHA on the completion of the Arthur Capper HOPE VI project and fulfilling the goal of one-to-one affordable housing replacement and the provision of new workforce housing
- Partnering with agencies like DOES, and with community partners like DC Central Kitchen on workforce development and volunteer opportunities for community residents
- Supporting the schools in the neighborhood in helping to provide equipped learning environments through volunteer efforts
- Assessing the need for new community/civic facilities and advocating for those facilities with the DC Government



Maintaining a High-Quality Public Realm

A high quality and fully functional public realm is important to defining the quality of life in the Capitol Riverfront neighborhood. We must monitor, maintain, and seek enhancements to our parks, walking and cycling infrastructure, riverfront access, access to transit, and streetscape systems.



Enhancing Access to Parks + Open Spaces

The parks have been foundational in creating a sense of community and place and are truly public assets that play a vital role in improving both the physical and mental elements of public health. During the pandemic the parks assumed another role—providing open space relief for thousands of residents. As the neighborhood population grows, the BID will need to find additional park space and sustainable funding to ensure the parks are maintained and operated at the highest level possible.



Enhancing Access to the Anacostia River

The Anacostia River has become one of the neighborhood’s biggest points of differentiation from other submarkets; and expanding and improving access to the river through infrastructure improvements and programming that are available and affordable to all is important to the outdoor ethos of Capitol Riverfront.



Linking Residents to Each Other and to Neighborhood Institutions

An important priority is growing a volunteer network by connecting residents with civic institutions including schools, parks, and service-oriented non-profits.



Strengthening Accessibility + Connectivity

Easy access within and among neighborhoods and activity centers is important for Capitol Riverfront residents, especially on the employment front. It is also important to reduce barriers to connectivity through all modes of transportation for our residents and for residents of other neighborhoods who visit Capitol Riverfront for sporting events, waterfront dining, parks programming and events, access to the river, and employment opportunities.



Fostering the “15-Minute Neighborhood” Concept

Capitol Riverfront is a Transit Oriented Development neighborhood in which residents should be able to conveniently find everything they need to sustain their lifestyle within a 15-minute walk.

“The various social activities sponsored by the BID make my wife and I feel very rooted in our new neighborhood, and help us bond with friends we’ve made here. We’re grateful that the BID’s stewardship in pressing the city to maintain Yards Park and beautify the riverfront encourages friends visiting from other parts of the DMV to believe we’re fantastic hosts.”

Michael Tidwell
Neighborhood Resident/BID Board Member



Staffing Response

Board Diversity

“The community building initiatives, marketing & communications, and retail-hospitality support of the BID have positively impacted the Thompson Washington D.C.’s presence in the neighborhood by connecting us with our counterparts within the neighborhood. This exposure has not only allowed us to make connections, but also gave us insight on the experiences these fellow organizations were having during the pandemic.”

Courtney Denman
Senior Sales Manager, Thompson Washington DC



Organizational Shifts

The BID will be maintaining the same work program divisions as in the past five years, yet greater emphasis and funding will occur in several work programs:

- Clean Team Services
- Public Realm
- Marketing & Communications
- Events/Community Building

Over the next five (5) years the BID plans to add new staff members in the following areas to meet the growing demands of the neighborhood.

- **Clean Team Members** – the BID is anticipating adding a new Clean Team full-time member (FTE) each year for a total of five (5) as new subareas continue their growth trajectory, and other areas begin to experience new development.
- **New Public Realm Manager** – as the BID assumes new maintenance and programming responsibilities in the Half Street right-of-way (ROW), the BID will need to add a new staff person in FY24 – a new Public Realm Manager. This team member will assist the Director of Public Realm with increasing operations along the Half Street corridor, serve as a backstop to our Director of Parks, and assist the BID marketing team with new programming at Half Street.

The BID board of directors should reflect the growing diversity of our neighborhood through direct board membership, service on the executive committee, and working committees. The BID is striving to include the following representation on our board:

- More residential voices
- More diversity in gender and race
- More geographic representation
- More small business representation





Education + Advocacy

The BID has been involved in advocacy and educational outreach to the District Government and Ward 6 Councilmember for the past 15 years. We have learned over the past year that there is a powerful voice of advocacy embodied in our growing residential population. That voice was heard during our effort to restore public funding for the maintenance of our parks. The BID can involve neighborhood residents through the following outreach:

- **Parks Foundation** – a 501©3 nonprofit that will engage in fundraising, advocacy, and education on behalf of our parks system.
- **Friends of the Parks Groups** –subset groups tied to each park that can involve residents as volunteers and advocates.
- **Community Forums** – bi-monthly community meetings hosted at the BID’s new storefront office to inform, educate, and seek input from residents on issues and opportunities.
- **Volunteering Networks** –a network of volunteering opportunities for residents including neighborhood nonprofits and institutions that may need assistance with advocacy, fundraising, and volunteering.



Connecting to DC Agencies

With a shift toward greater management and maintenance of the neighborhood’s parks and public realm, as well as a greater focus on community services, it becomes more important than ever to have strong relationships with a broad range of DC Government agencies:

- DC Commission on Arts and Humanities
- Department of Employment Services
- Department of Energy & the Environment
- Department of General Services
- Department of Public Health
- DC Office of Planning
- Department of Public Works
- Department of Small and Local Business Development
- District Department of Transportation



New Office Space



As the BID enters a new era of operations in 2023 with a desire of greater connectivity to the community, it only made sense to evaluate our office space needs and location in terms of how we serve the neighborhood.

Over the past 15 years, the BID office has been located on the 10th floor of 1100 New Jersey Avenue, SE, directly across from the Navy Yard/Ballpark Metro Station entrance and somewhat in the geographic center of the neighborhood. This location afforded excellent views of the neighborhood and many of its assets when we were briefing office and retail

brokers, potential office and retail tenants, institutional lenders, market analysts performing research for clients, and national and international delegations visiting the neighborhood as a best practice example.

With a shift towards more community involvement and a visible presence in the neighborhood, the BID made the decision to move the organization’s offices to a storefront space in one of our residential buildings located at 150 I Street, SE. The new office space, located on 2nd Street, SE at the corner with H Street, SE, will allow the BID to engage the community in a public facing way.

SECTION 4: OUR FIVE YEAR VISION

The Capitol Riverfront neighborhood's current stage of buildout has prompted our board and professional staff to ask the question – **what do we need to do to achieve the next 30% of development and successfully build a complete neighborhood?**

That question led the organization to undertake a strategic planning process over the past 18 months to answer that question and lay the foundation for this 5-year BID renewal application. That process – **Strategic Initiatives to Achieve Buildout** – focused on four areas of our ongoing work programs to examine opportunities and issues that could enhance or impede the neighborhood's future development. The process unfolded over 18 months and began with a series of "white papers" that highlighted 20 different topics that could help us achieve buildout and a complete neighborhood. The four areas of discussion included:

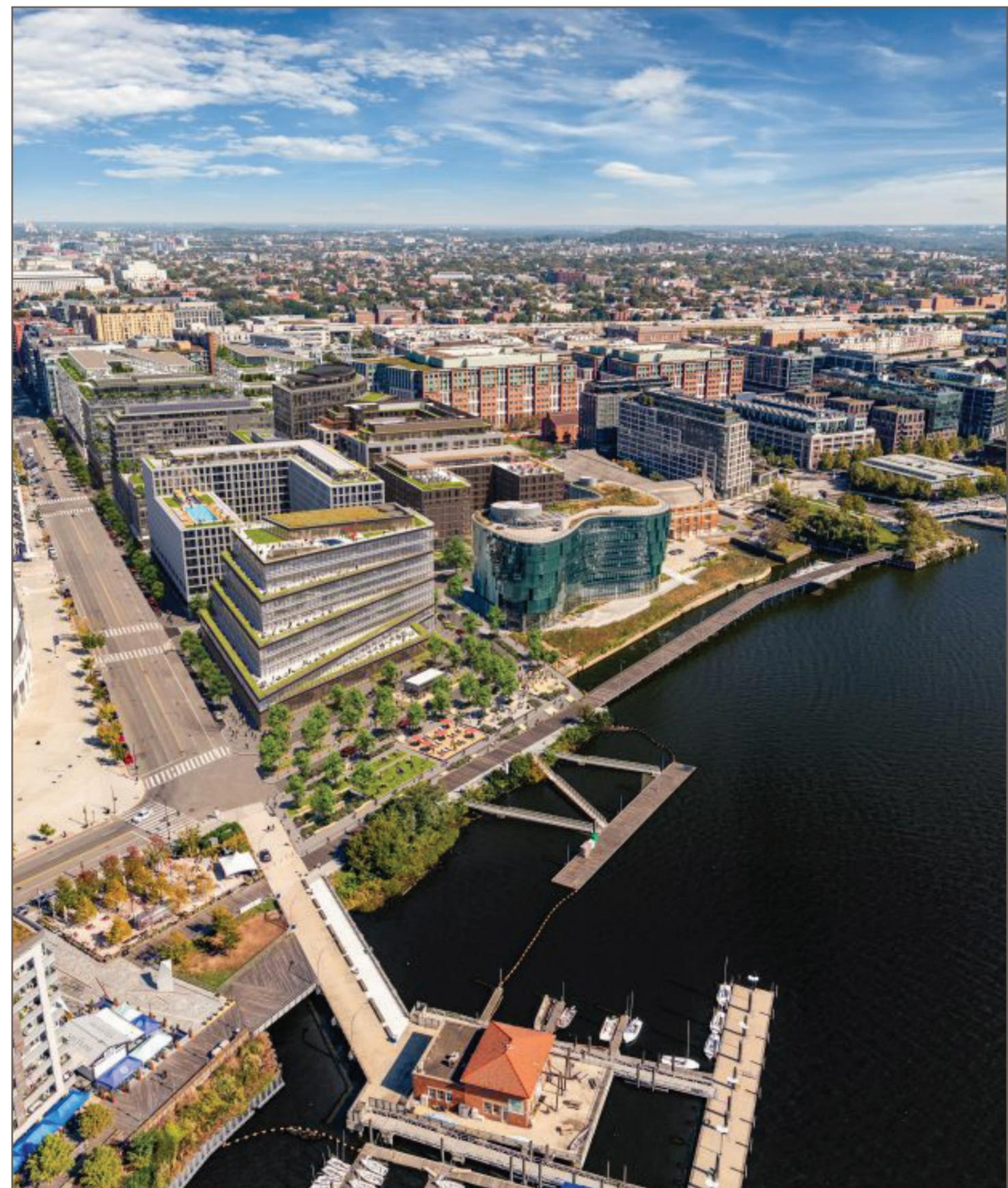
- **Parks and Open Space Systems**
- **Transportation and Infrastructure**
- **Economic Development**
- **Marketing/PR/Branding**

Each white paper was vetted among the staff and then assigned to one or more of the board working groups for deeper examination and discussion on feasibility and the return-on-investment for the Capitol Riverfront neighborhood. After several months of this deliberative process, the BID board vetted the priority projects at our September 2021 board retreat using an evaluation matrix that ranked

quantitative and qualitative attributes of a complete neighborhood. Those rankings from the evaluation criteria resulted in a series priority projects to undertake in each of the four programmatic areas.

"Capitol Riverfront is home to two world class parks that are true destinations visited by tens of thousands each year, many of whom live outside the neighborhood. The CRBID, through its partnership with the District, is critical to the maintenance, upkeep and ultimate success of these two parks. And the CRBID is working with property owners, the District and other stakeholders to secure funding more park space for the benefit of all in the community."

Scott Moseley
Steuart Investment Company
BID Board Chair



Priority Projects

At the November 2021 board meeting of the Capitol Riverfront BID our board of directors voted the following projects as the top priorities for the next five (5) years of operations:

Park and Open Space Systems

- Establish a 10-Year Vision for the Parks
- Expand the Parks/Open Space System (provide additional spaces for recreation, reflection, and activation for all community users)
- Secure Long-Term Funding for Parks Maintenance



Transportation and Infrastructure

- Accelerate the South Capitol Street Corridor Enhancements (improving mobility and removing barriers to amenities and opportunities between SE and SW neighborhoods)
- Implement M Street Corridor Enhancements
- Facilitate Greater Anacostia River Accessibility



Economic Development

- Create the Right Mix of Retail (includes working with public and private sector partners to expand retail opportunities for local women-led and BIPOC-led SMBs)
- Increase Office Attraction Efforts
- Advocate for Enhanced Civic/Community



Marketing/Branding/Activation

- Continue Residential Marketing Campaigns (retention and attraction)
- Support Office Attraction Through Marketing Campaigns
- Enhanced Marketing and Activation of the River and Parks

Partnerships and Advocacy

The BID realizes that partnerships and advocacy efforts can accomplish many objectives beyond the neighborhood's physical buildout. While the objectives in the **Values That Guide Us** section may be harder to quantify and achieve, the BID feels this is part of our community and social obligation to the neighborhood and its residents. We have referenced many of the partnerships needed and the objectives of a diverse and inclusive neighborhood.

Some of the key partnerships or alliances we can establish include the following:

ANC 6D

A long standing ANC body, this group of Commissioners has a passion for community issues and the partners that can help solve them. They are also well informed on transportation and accessibility issues. The BID looks to collaborate and partner with ANC6D through regular briefings, Commission working sessions, and their monthly ANC6D public meetings.



SW BID

The SW BID and Capitol Riverfront BID have a history of partnering on transportation/accessibility issues that impact our growing neighborhoods. The SW BID has been a leader in providing services to affordable housing complexes in Ward 6 that are not in either BID's boundaries (Syphax Village, Greenleaf, and James Creek). CRBID stands ready to assist the SW BID in their service efforts here if they wish to partner in this capacity. We will also continue to partner with them on transportation and access planning for our neighborhoods – two of the fastest growing and most dense communities in the District.



Anacostia BID

Our neighboring BID located across the river in historic Anacostia, the Anacostia BID is a logical choice for us to explore partnerships involving the river, its open spaces and access points.



Ward 8 Councilmember Trayon White

A large portion of the Capitol Riverfront neighborhood is now located in the boundaries of Ward 8 as a result of the 2021 redistricting process. While continuing to build on our strong relationship with Councilmember Allen, the BID is reaching out to Councilmember White to establish relationships with him and his team so that we have a better understanding of each group's visions and aspirations for this section of Ward 8.



Community Facilities

As mentioned in earlier sections the BID will research the need for additional community/civic facilities in the neighborhood and advocate to the appropriate city agencies for inclusion of these facilities in Capitol Riverfront.



DCHA

Part of the neighborhood's goal of an inclusive community with a range of affordable housing is vested in the completion of the Arthur Capper Carrollsburg blended income community. The BID will work with DCHA to assist in the development of the remaining vacant parcels so that they become meaningful building blocks in our neighborhood and meet DCHA's stated goals of affordable units.



Community Partners

Numerous nonprofits and civic facilities call the Capitol Riverfront home. Over the next five years we should establish stronger partnerships with these groups and city agencies that deal with ongoing issues such as homelessness, job training, day care provision, environmental sustainability, affordable housing, and food insecurity.



Projected Revenues

A BID's five-year renewal process affords the opportunity for the organization and the board to review and adjust the BID Tax rates of the past five years. After discussions among staff and board members, the BID leadership decided that the current BID Tax rates would remain as is for the next five-year renewal period.

That decision was based on several key factors:

- The BID had seen an annual growth in BID Tax revenues over the past five years and was able to budget to and operate within the parameters of these revenue increases each year. The revenue increases were driven by the amount of new building deliveries that occurred over the past five years.
- The projected development pipeline indicated continued growth over the next five years, especially in the residential market. The conversion of vacant lands to new office, residential, and hotel buildings creates new revenue each year for the next five years.
- As the projected revenue chart indicates below, those new revenues are sufficient to maintain and expand current Clean Team operations as new development continues to occur in subareas such as Buzzard Point and Yards West.
- The board and staff felt that the current BID staffing structure was "right-sized" at 8-9 professional team members, and that growth in staffing for the Clean Team could be accommodated through new revenues over the next five years.



The BID has spent considerable time on tracking development projects and the pipeline for future development over the next five years.

We have a solid understanding of the following conditions:

- Buildings that are currently under construction and that will deliver in FY22 and FY23.
- Buildings that will begin construction in FY22 and deliver during the next renewal period.
- Buildings that will begin construction in FY23 and will deliver during the renewal period.
- Buildings that will probably begin construction in FY24 and deliver during the renewal period.

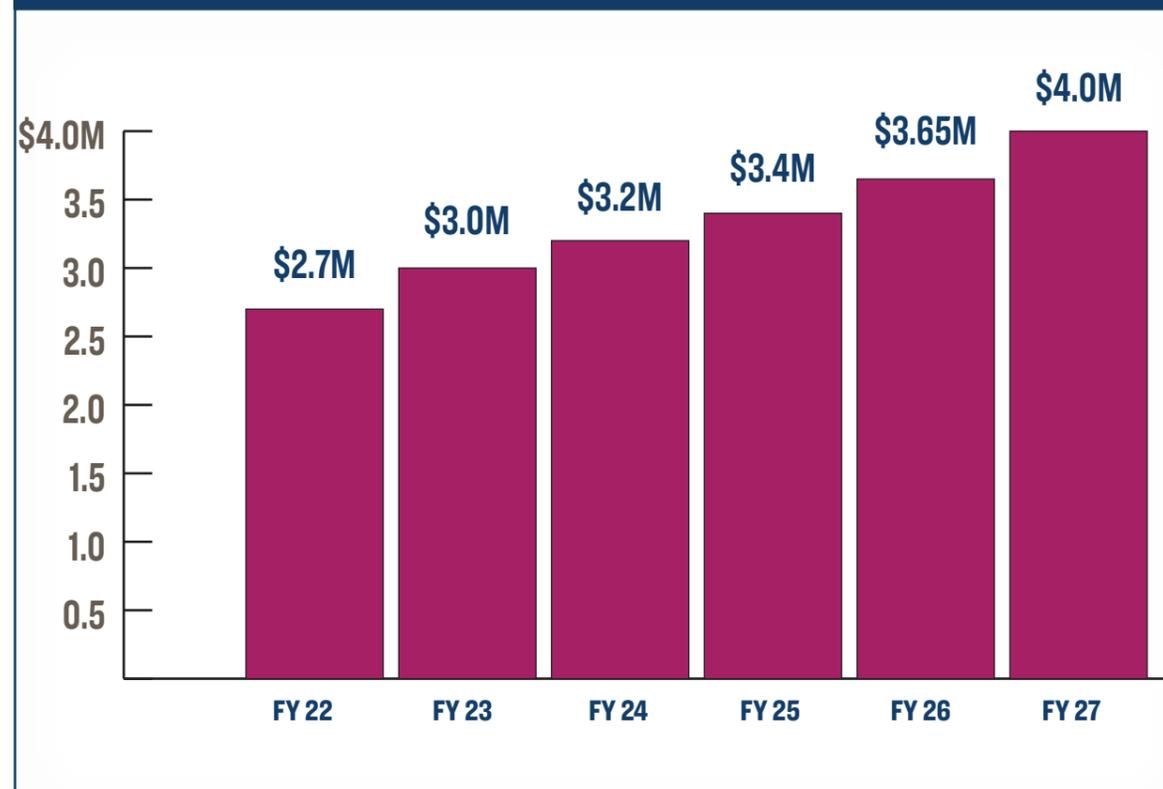
Forecasting beyond FY24 remains a risky endeavor and any future development will certainly be based on market conditions. However, the BID has established a quarterly tracking system with property owners through Quarterly Development Reports, which are based on market intelligence, media reports, and quarterly surveys of all our property owners regarding their development projects. This outreach provides the BID team with real time information on project construction start and delivery dates so that we can forecast when BID tax categories can be updated based on project deliveries.

The chart below illustrates the BID's best revenue forecasts for the next five (5) years of operations. It shows moderate growth each year with FY23 having a \$3 million budget and FY27 culminating in an approximately \$4 million budget.

Based on the above stated revenue projections, the BID has prepared a five-year budget forecast that details revenues and expenses over the next renewal period: FY23 – FY27.

Please see that 5-year budget forecast below:

5-Year BID Tax Revenue Projections



5-Year Budget Projections

REVENUE	FY 22	FY23	FY24	FY25	FY26	FY27
BID Tax + Late Fees	2,812,000	3,000,000	3,200,000	3,400,000	3,650,000	4,000,000
Events Revenue	-	25,000	25,000	25,000	25,000	25,000
Sponsorships	-	21,000	21,000	21,000	21,000	21,000
Half Street MOA	-	400,000	400,000	400,000	400,000	400,000
Other Revenue	10,000	-	-	-	-	-
\$ Total Operating Income	4,022,000	4,646,000	4,846,000	5,046,000	5,296,000	5,646,000
EXPENSE	FY 22	FY23	FY24	FY25	FY26	FY27
Administration	528,830	659,968	581,223	572,613	588,529	599,695
Clean Team	1,199,720	1,214,586	1,281,274	1,340,302	1,339,711	1,388,542
Public Realm	167,800	228,189	223,492	233,985	279,672	260,563
Transportation	183,950	102,234	106,230	159,658	173,068	166,715
Economic Development	200,100	195,413	200,413	220,970	211,788	217,671
Community Building	160,800	216,270	221,148	241,098	248,620	256,219
Marketing & PR	380,800	423,795	427,369	458,200	462,296	483,665
Half Street Commitments	-	385,000	385,000	385,000	385,000	385,000
Parks Commitment	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
\$ Total Operating Expenses	4,022,000	4,625,454	4,626,149	4,811,825	4,888,485	4,958,070
PROPOSED NEW MAJOR INITIATIVE SPENDS	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27
Park/Public Realm Capital Reserve Fund	-	30,000	30,000	30,000	100,000	100,000
Public Realm Maintenance and Upgrades	-	-	15,000	15,000	15,000	15,000
Underpass Vision Plan Implementation	-	50,000	75,000	100,000	100,000	100,000
River Access Initiatives	-	50,000	75,000	100,000	100,000	100,000
\$ Operating Surplus/Deficit	0	-109,454	24,851	-10,825	92,315	372,930

Reinvesting in the Neighborhood

As the budget forecast illustrates, the BID will experience moderate BID Tax revenue growth in FY23, FY24, and FY25. FY26 and FY27 will exhibit more robust revenue production in amounts that allow the BID to undertake significant projects in the public realm and in other areas.

These projects will tie into, and be further shaped by, the **Values that Guide Us**. All of these priorities relate to enhancements to the public realm. The public realm broadly, and the parks especially, are our most democratized spaces and as such, should function at a high level to promote safety, physical and mental wellbeing, and should be accessible to all community members to enjoy equally:

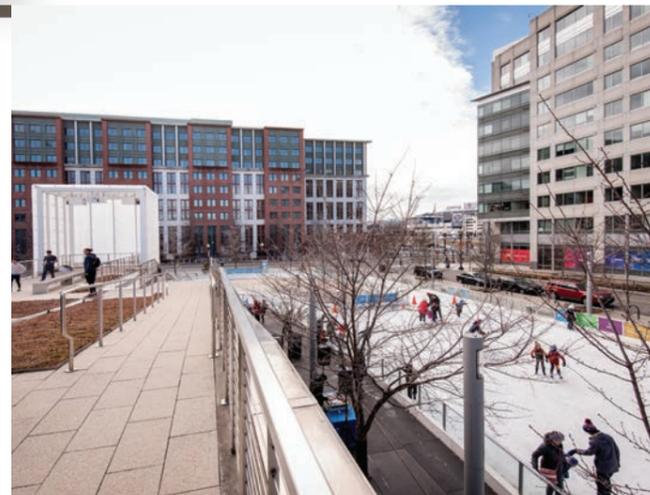
Parks + Public Realm Capital Reserve Fund

The BID board understands the value of high-quality and well-maintained parks and public realm in the Capitol Riverfront neighborhood. To support that value proposition, the board has voted to create a **Parks and Public Realm Capital Reserve Fund** and has allocated monies for that fund. The fund will be used to support capital improvements and replacement of parks systems but can also be used for impactful investments in the public realm. The investment in the fund will grow incrementally every year so that there are sufficient funds to supplement ongoing maintenance funds provided by the DC Government.



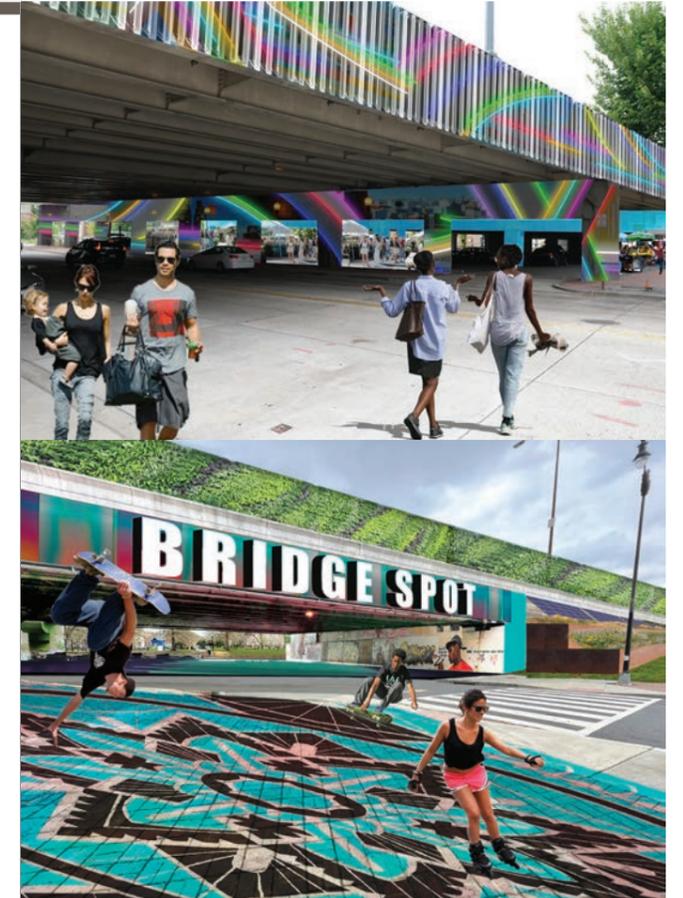
Public Realm Master Plan

As the neighborhood achieves buildout, the quality of the public realm will help define the quality of life in the neighborhood and provide safe, usable, and visually interesting connections. The proposed **Public Realm Master Plan** will be developed to create an inventory of necessary improvement in the public realm that DC agencies and adjacent private property owners can address. A major focus will be on primary pedestrian corridors such as New Jersey Avenue and 1st Street.



Underpass Vision Plan Implementation

The eight (8) underpasses located beneath the SE/SW Freeway (I-695) serve as gateways and transition points between Capitol Riverfront and the Capitol Hill neighborhood to the north. The **Underpass Vision Plan** has developed a vision and strategies for transforming these gateways into vibrant, welcoming spaces that are illuminated and activated through public art and other installations. When combined with a series of improvements along the Virginia Avenue right of way, the northern edge of Capitol Riverfront becomes a viable open space framework that connects people to activities and art. The BID budget will provide annual investments in the implementation of this master plan over the next five years and beyond. Planned improvements will take a variety of forms, and many will be community-driven projects to help ensure that as many people as possible see themselves and their experiences reflected in the arts and activities we create.



Enhanced Access to the Anacostia River

The Anacostia River is a central feature to our neighborhood and a major point of differentiation from other District neighborhood submarkets. It provides access to recreation opportunities and over 16,000 acres of public open space along the riverwalk trail and defines the outdoor ethos. The BID will be making investments to provide additional access to the river including an enhanced infrastructure for kayaking, canoeing, and fishing, as well as trail walking, jogging, and cycling.



SECTION 5: WORK PROGRAMS FOR THE NEXT 5 YEARS

As indicated in the previous section, the BID budget will grow modestly over the next five (5) years as more development projects deliver, and other vacant parcels undergo construction. These new revenues afford the organization the opportunity to invest in work programs and adapt to new priorities set by the board and which adhere to our guiding principles.

We anticipate the following work program areas to experience growth in their functional areas:

Clean Team Services

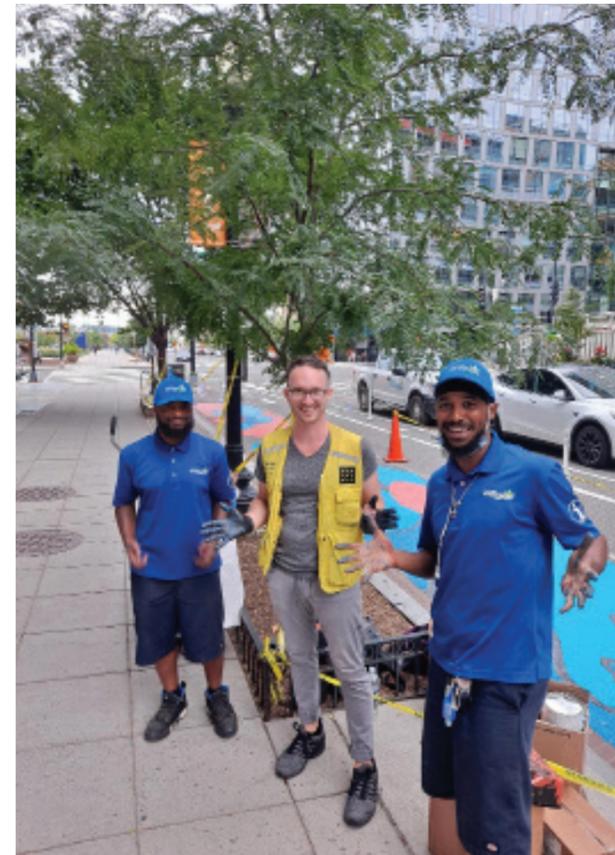
The BID currently has a Clean Team budget of approximately \$1.2 million, which we project to grow incrementally over the next five years as new subareas experience development activity i.e., Buzzard Point & Maritime Plaza/East of 11th Street Growth in the existing 18-person Clean Team will occur in the following areas:

- **New Personnel** – the BID will need to add approximately one (1) Clean Team member per year over the next five years to respond to new development in growing subareas such as Buzzard Point and Maritime Plaza. Total of five (5) new FTEs.
- **Equipment** – the next five years of Clean Team operations will require replacement of two (2) trucks and the purchase of new support equipment such as snow blowers and a new 4WD utility vehicle for use in the parks
- **Office Facilities** – the BID is in the process of finding new office space for the Clean Team and their equipment as our current space will be unavailable in 18 months. This may cause a rent increase and an additional investment on renovation or finish-out costs for the new space.
- **Benefits/Health Care Costs** – These costs are expected to increase annually.



“The CRBID’s Clean Team does a first class job maintaining the neighborhood - in 2021, the Clean Team collected 90,000 bags of trash. The CRBID organizes a number of events each year that bring folks together in great spaces to foster community and great experiences.”

Scott Moseley
Steuart Investment Company
BID Board Chair



Public Realm Maintenance

As was mentioned in a previous section, the quality of the public realm has become a top priority for the board as the BID continues toward buildout of the neighborhood. This will require investment in the following areas of work programs or projects:

- **New Personnel** – the BID anticipates hiring a new Manager of Public Realm to help in the public realm, the parks, and management of the Half Street ROW.
- **Half Street Maintenance & Activation** – it is anticipated that the BID will enter into an MOA with Half Street owners to provide maintenance and Clean Team services for this public realm. This will also include oversight of a seasonal farmer’s market and other programming of the space.
- **Underpass Master Plan** – the BID has developed an Underpass Vision Plan for the eight (8) underpasses beneath the I-695 elevated freeway, as well as the Virginia Avenue ROW. These projects will be primarily community-led and will draw heavily on a diverse pool of local artists, designers, and contractors. The next five (5) years will involve implementation of the strategies for enhancements, as well as funding for the improvements.
- **Public Realm Master Plan** – maintaining and improving the quality of the public realm will be based on creating an accurate inventory of existing conditions in that public realm, documenting these findings in a mapping system, and developing strategies for improving those conditions.

Marketing / PR / Communications

A top priority for the past fifteen years, Marketing and Communications will remain a top work program on the following fronts:

- **Supporting Local Businesses** – the BID will continue to market and promote the business community through a variety of tactics including marketing and events, promotional specials, and digital platforms.
- **Office Marketing/Attraction** – our board has established office attraction as a top priority so the BID will continue to implement marketing and ad campaigns that market and promote the unique advantages of the office submarket – access to the river and parks; a more outdoor-centric environment with less density, regional access through the Green Line and I-695; proximity to the US Capitol and other activity centers; and new office product that is more space and energy efficient.



- **Residential Marketing/Attraction** – while apartment occupancy rates have remained high, success in attracting new residents is not guaranteed simply by new product. The BID will develop and implement marketing and ad campaigns aimed at attracting new residents, keeping current residents in the neighborhood, celebrating access to outdoor amenities and the river, and highlighting the quality of life in the neighborhood.



Community Building + Events

Parks programming and events, as well as other activations are a proven way to build community and market the neighborhood as a place to live, work, and experience. We plan to build upon our record of programming and activations by undertaking the following new events:

- **Rooftop Hop** – this will be DC's largest open house and will invite the DMV to come to the neighborhood to tour up to six residential buildings and their rooftop amenities. Planned for the summer month of June, this is also a way to incentivize participants to visit local restaurants and retailers.
- **Half Street Programming** – Half Street has always been envisioned as the entertainment gateway to Nationals Park, and now with a new multi-million dollar streetscape and landscape project it has an attractive public realm that can be programmed and activated, especially on non-game days. The BID is working with adjacent property owners and retail tenants to establish a Saturday farmer's market that will initially run

from May through October. The BID will also plan additional seasonal celebrations and events.

- **Canal Park Jazz Series** – after a successful opening series in 2021, the BID will host a spring and fall “Jazz in Canal Park” as a more intimate gathering for residents and visitors in the middle block of Canal Park.
- **Home for the Holidays** – this December holiday celebration will focus on six (6) key events for the neighborhood including:
 - Holiday tree lighting ceremony and outdoor concert
 - Light up the night Hanukkah celebration and skate night
 - Holiday concert at the Capital Turnaround
 - Cocktail crawl
 - The Jolly Jog run
 - Pet portraits with Santa



Planning + Economic Development

The next five years will focus less on planning and more on business attraction for retail and office users. Work program priorities include:

- **Office broker outreach/marketing/events**
Commercial brokers are the best conduit for attracting new office tenants, so the BID will plan and host several in-person events for office brokers, as well as continue in-person or virtual briefings at their offices.
- **Retail broker outreach, marketing/events**
Retail broker outreach will include in-person or virtual briefings at their offices, as well as in-person events and tours of the neighborhood.
- **Quarterly Development Reports**
These reports provide a summary of market data on several land use categories in the neighborhood that inform our stakeholders as to conditions and trends.
- **Fiscal Impact Analysis**
The BID will undertake a new fiscal impact analysis of the neighborhood to inform our partners in the DC Government as to the amount of tax revenue being generated by Capitol Riverfront and the need for future public investment to maintain development momentum.



Transportation Planning

Safe, reliable, and equitable accessibility remains a key priority, and while investments in this area will be made by the DC and Federal Governments, the BID will continue research and advocacy to support critical transportation and accessibility projects.

- **South Capitol Street Corridor Enhancements** – advocacy for the enhancements to the South Capitol Street corridor called for in Segment 4 of the project’s record of decision. The BID has organized a property owners task force to work with DDOT on critical decisions regarding several intersections in the corridor, and to advocate for future funding for the important infrastructure project which will help connect the communities in SE and SW.
- **M Street Corridor Enhancements** – the BID will work with DDOT to implement recommendations from the M Street PILOT Mobility Study which seeks to make the M Street corridor a model of multiple transportation modalities. The BID will also

work with community stakeholders, DCOP, and DDOT in creating an urban design framework plan for M Street in order to create a more pedestrian friendly and aesthetically pleasing corridor with coordinated landscape and streetscape systems that serves as a seam rather than a barrier between the areas to its north and south.

- **Buzzard Point N/S Accessibility** – the BID will continue to work with public and private stakeholders on mobility solutions for Buzzard Point and adjacent neighborhoods, including Old SW, that provide connectivity to the Waterfront and Navy Yard/Ballpark metro stations, as well as to activity centers in the SE and SW quadrants.



Park + Open Space System

A growing residential population and the COVID pandemic illustrated the need for open space relief for our residents through well maintained parks and open spaces. Access to high quality parks and open spaces is proven to impact physical and mental health outcomes, education achievement, and overall measures of quality of life.

These parks and open spaces are also central to our office attraction campaign as they identify our office submarket as a new kind of office environment. The parks and access to the river are also major points of differentiation for the neighborhood in residential leasing and retention efforts. Major undertakings within the parks work program include:

- **Establishing a 10-year vision for the parks,** their operations and maintenance, and the opportunities for a comprehensive parks and open space network that is connected.

- **Activating the Parks Foundation** for advocacy and fundraising purposes.
- **Securing a long-term, sustainable funding source** the parks’ maintenance and operations.
- **Securing additional park space in two locations by:**
 - Working with DOEE on a proposed new park space on the Anacostia River east of the 11th Street bridges. This site is former environmental mitigation lands and could serve the community well as a passive, meadow park on the river.
 - Working with the National Park Service, DMPED, and the Buzzard Point Owners Committee to secure funding to construct a new park on Buzzard Point on NPS lands.
 - Working with DDOT and the Federal Highway Administration to identify unused spaces beneath or adjacent to the I-695 elevated freeway that could be enhanced and activated for outdoor park space. and uses.



SECTION 6: CONNECTING WITH COMMUNITY

CONNECTING WITH THE NEIGHBORHOOD

As discussed in previous sections, connections can take many forms, and be symbolic, social, or physical. For a new growth community like Capitol Riverfront that does not have generations of vested residents, it is important to make connections to and within the community, so residents feel that not only do they belong to the neighborhood, but that they are connected to each other and the community's institutions. To that end, we will embark on five (5) different strategies in which we can connect to and engage with the residential community of Capitol Riverfront.

Community Connections

Part of any neighborhood's fabric is the collection of civic facilities, community institutions, and nonprofit organizations that provide helpful services and connect residents to needed resources. Capitol Riverfront is fortunate to have several such facilities, organizations, and nonprofits already in existence in the neighborhood, but more may be needed. For example, we have an outstanding DC public elementary school in Van Ness Elementary, but with our rapid population growth and the attraction of families we may ultimately need more family-supporting educational services in the neighborhood. The BID can share demographic data and population forecasts with DCPS and advocate for a future middle school.

While the Capitol Riverfront BID is not directly responsible for building civic facilities, creating service organizations, or establishing nonprofits that provide resources, we can be a part of the conversation connecting residents to these providers and facilities. The BID can contribute to this process of building a foundation of civic facilities, community institutions, and nonprofit organizations through the following actions:



“From the day we arrived in the neighborhood... the Capitol Riverfront BID [has] partnered with us to strategically leverage our real estate for the benefit of residents and visitors. As an outward-focused faith community, we seek to fulfill unmet needs in our city. The resources, networking, and programming provided by the BID are an invaluable support to our mission.”

Mark Batterson
Lead Pastor, National Community Church

- Providing demographic research and population forecasts to the appropriate DC Agencies and advocating for new civic/community facilities such as:
 - A neighborhood library
 - A future DCPS middle school
 - Workforce training facility
 - Police/fire facilities
 - Additional park space
- Establishing relationships with neighborhood organizations that provide needed services, or other adjacent neighborhood organizations that provide services, such as DC Central Kitchen.
- Connecting our residents to volunteering opportunities with these organizations and agencies.
- Collecting information on the resources and services that are available to our residents in need and promoting that information to the community.
- Facilitating discussions with DC Agencies and other providers that offer support services such as job training, computer and literacy programs, day care services, etc.



Parks Foundation

Our nonprofit Parks Foundation was initially created as a mechanism by which to raise additional funding for the parks' operations, maintenance, and capital reserve fund. But we have come to realize that the foundation can serve three other valuable roles:



"Not only have we seen the neighborhood grow incredibly here, but we've benefitted from partnering with the BID on advocacy efforts for the improvement of the river, for Yards Park and Canal Park, and for everyone living, working, and playing in the watershed."

Trey Sherard
Anacostia Riverkeeper
BID Board Member (At Large)

- Advocacy** – our residents can be organized to be a powerful voice on behalf of the parks and their need for high quality maintenance. The parks and their activation have allowed our residents an opportunity for open space relief and outdoor engagement, while giving them a reason to be vested in the community. In the summer of 2021, we witnessed how quickly the residents could be called upon to act on behalf of securing ongoing DC Government funding for the parks. When asked to act they submitted over 1,000 e-mails to the DC Council to restore funding that had been removed. Other issues or opportunities can afford us the opportunity to organize the residents in a positive manner and to speak in one collective voice.

- Friends of Groups** – the Parks Foundation can serve as an umbrella organization for “friends of the parks” groups that can be aligned with each of the parks in Capitol Riverfront – Yards Park, Canal Park, VA Avenue Park, and Diamond Teague Park & Piers. These groups can serve as fundraising platforms as well, but their biggest value may be in providing additional ownership or “vestment” in the neighborhood park system. Future parks can also be included in the effort:

- The new memorial oval just north of the Frederick Douglas Memorial Bridge
- A future Buzzard Point park
- A future park on the Anacostia just east of the 11th Street bridges

- Volunteers** – there should be numerous opportunities for residents to volunteer their time in support of the parks system. The BID, working with the friends of groups, can create a volunteer network to assist in support for events and activations, neighborhood park clean-ups, and fundraisers for the parks.

The umbrella Parks Organization will include residents on the board of directors and working committees as an additional link back to the community. Over the next year we will be creating the initial board of directors, embarking on a fundraising campaign, and establishing all organizational documents. The BID has set aside \$60,000 for FY23 to fund the initial fundraising effort.

Community Forums

In moving our offices to a storefront location, the BID is planning to become a more forward-facing organization that can engage with the community at that ground-floor office space. One way to accomplish this community engagement is through a series of community forums throughout the year at the BID offices.

These forums are envisioned as smaller community meetings held once a week in the office space for 15-25 residents in order to engage in discussions on neighborhood issues, provide educational seminars, or to serve as focus groups to gather information and data. It is also a platform for the BID to help the residents understand what the Capitol Riverfront is and what our neighborhood work programs and operations include. These forums can also be utilized to recruit volunteers for a number of nonprofits in the community or for the friends of the park's groups.



Some topics we envision bringing to the community include:

- The parks foundation and how residents can participate in it and the “friends of” groups
- Presentations from ANC6D and ANC6B on their role in the community and how they can engage our residents
- Focus groups on what activation, programming, and events the community would like to see in the neighborhood
- The BID's functions and work programs
- Forums on what services and neighborhood support retail can be added to the community
- Presentations from our Councilmembers and ANC representatives
- Presentations from neighborhood nonprofits and civic institutions on their missions and volunteer needs
- Educational talks on the ongoing Anacostia River clean-up through the DC Clean Rivers project
- Feedback forums on how we can bring arts and cultural activities into the Capitol Riverfront neighborhood



Events / Programming / Activation

Events, programming, and activations have been one of our most successful strategies to engage with residents, build a sense of community, and to build support for our parks and our outdoor ethos. These events and programming also allow residents to engage each other socially in outdoor venues.



Current programming and events that we will continue to provide in the neighborhood include:

- Friday night concerts
- Outdoor movies
- Jazz in Canal Park series
- Thursday night meetups – neighborhood walking tours, biking and kayaking tours, etc.
- Holiday tree lighting & holiday programming
- Skate nights at the Canal Park ice rink

New programming and events proposed for the next 5 years include:

- Annual Rooftop Hop event
- Home for the Holiday events – a re-purposing of the 12 Days of CapRiv
- A “Bridge to Bridge” 5K run along the Anacostia Riverwalk Trail between the new Frederick Douglas Memorial Bridge and the 11th Street Bridges
- An expansion of the Thursday night meet-up series with weekly activities for our residents
- Seasonal programming in the Capital Turnaround facility

With a growing residential population there will be a need for more outdoor celebratory spaces such as the new Half Street streetscape, which also serves as a gateway to Nationals Park. A Saturday farmer’s market is being planned for this space, as well as other activations such as concerts, movies, flea markets, and street festivals that celebrate seasonal holidays.

The BID team will also be bringing more programming to our existing and proposed park spaces, while encouraging more riverfront investment in canoe and kayak launches, bike rental facilities, and runs/walks along the Anacostia Riverwalk Trail between the two bridges – Frederick Douglas Memorial Bridge and the 11th Street Bridges.

Additional Volunteer Networks

Volunteering is a fundamental way to become connected to a community and its institutions, while meeting basic desires of belonging and contributing to one’s neighborhood. The BID will embark on creating a Capitol Riverfront volunteer network so that residents can assist several nonprofits and civic institutions in the neighborhood such as:

- Van Ness elementary school
- Capper seniors housing
- DC Central Kitchen
- Anacostia Riverkeeper
- Earth Conservation Corps
- The Capper Community Center
- The 11th Street Bridge Park
- The Anacostia Watershed Society
- Parks Foundation
- Friends of the Parks organizations
- Tutoring and mentor programs

The BID will create an inventory of these organizations and institutions and see if they have a need for volunteers to help them in their service delivery or missions. Once this network of volunteering opportunities has been compiled, the BID can then promote it to our neighborhood and seek volunteers to match with the organizations and their needs.



BOARD RESOLUTION FOR RENEWAL

Resolution in Support for Capitol Riverfront BID Reauthorization for Five More Years of Operations (2022 – 2027)

BE IT RESOLVED that the ongoing cleanliness, safety, marketing/PR/communication, economic development, transportation/access, parks/public realm maintenance, and community building of Capitol Riverfront is crucial to the well being and ongoing development of the neighborhood and Washington, DC;

AND BE IT RESOLVED that the Capitol Riverfront Business Improvement District (BID) has made positive impacts and improvements in these areas over the past five (5) years of BID operations;

AND BE IT RESOLVED that the Capitol Riverfront BID and its work programs, operations, and services are still seen as fundamental and instrumental to the neighborhood achieving its full development potential;

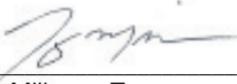
NOW, THEREFORE, BE IT RESOLVED that the Capitol Riverfront BID Board of Directors fully supports the renewal and reauthorization of the Capitol Riverfront BID legislation for five (5) more years (10/1/22 – 9/30/27).

Adopted by unanimous acclaim by the board of directors this 24th day of February 2022.

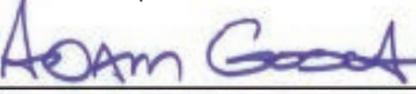
Certified by:



Scott Moseley, Chair
Capitol Riverfront BID Board of Directors
Steuart Investment Company



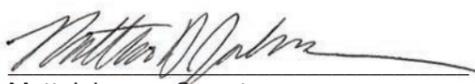
Toby Millman, Treasurer
Capitol Riverfront BID Board of Directors
Brookfield Properties



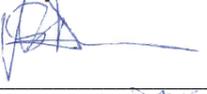
Adam Gooch, Past Chair
Capitol Riverfront BID Board of Directors
Akridge



Ruth Hoang
Capitol Riverfront BID Board of Directors
Jair Lynch



Matt Johnson, Secretary
Capitol Riverfront BID Board of Directors
National Community Church



Vicki Davis VICTORIA S. DAVIS
Capitol Riverfront BID Board of Directors
Urban Atlantic



Government of the District of Columbia
Office of the Chief Financial Officer
Office of Tax and Revenue

1101 4th Street, SW
Washington, DC 20024

Date of Notice: April 27, 2021

Notice Number: L0005557561

CAPITOL RIVERFRONT BUSINESS IMPROVEMENT DISTR
1100 NEW JERSEY AVE SE # 1010
WASHINGTON DC 20003-3302

FEIN: **-***2546
Case ID: 777267



CERTIFICATE OF CLEAN HANDS

As reported in the Clean Hands system, the above referenced individual/entity has no outstanding liability with the District of Columbia Office of Tax and Revenue or the Department of Employment Services. As of the date above, the individual/entity has complied with DC Code § 47-2862, therefore this Certificate of Clean Hands is issued.

TITLE 47. TAXATION, LICENSING, PERMITS, ASSESSMENTS, AND FEES
CHAPTER 28 GENERAL LICENSE
SUBCHAPTER II. CLEAN HANDS BEFORE RECEIVING A LICENSE OR PERMIT
D.C. CODE § 47-2862 (2006)
§ 47-2862 PROHIBITION AGAINST ISSUANCE OF LICENSE OR PERMIT



Office of Tax and Revenue

Authorized By Marc Aronin
Chief, Collection Division

To validate this certificate, please visit MyTax.DC.gov. On the MyTax DC homepage, click the "Validate a Certificate of Clean Hands" hyperlink under the Clean Hands section.

1101 4th Street SW, Suite W270, Washington, DC 20024/Phone: (202) 724-5045/MyTax.DC.gov



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