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I am pleased to send greetings and wishes for the year ahead from our board of directors and the Capitol Riverfront Business Improvement District (BID) team.

The 2023 Annual Report presents both a summary of the initiatives and successes from the past year for this vibrant and growing waterfront neighborhood, as well as marking the BID’s and neighborhood’s entrance into a period of transition.

The Capitol Riverfront holds a unique position in the District of Columbia and Metropolitan Washington region. It is a model 15-minute neighborhood with an expanding multi-modal mobility network, and several world-class regional attractions that draw visitors from across the DMV.

The underlying data supports and reinforces the neighborhood’s trajectory and status:

- Over the past 10 years, the neighborhood’s population has grown by 409%, from 4,300 to 21,903
- Total population is projected to grow to 35,838 by 2033
- Generated $87.6M in Net Fiscal Impact to the District in 2023
- Hosted over 3.2M hospitality, events, and recreation visitors during 2023
- Organized over 88 community events during the past 12 months

Looking forward into 2024, our neighborhood is entering a period of transition. Transition in Leadership. Transition from Neighborhood to Community. And Transition in Economic Relevance.

**Leadership.** The neighborhood was fortunate and grew over the past 15 years under the careful stewardship of Michael Stevens. The vision established by the District government in 2003 has blossomed into reality. Yet there is more to do. I am proud to build upon the foundation laid by Michael and the BID’s board of directors.
Neighborhood to Community. The Capitol Riverfront is a neighborhood, or a physical place that can be identified on a map. And while identity is important, our aspiration is to foster community. A community is a group of people with common interests, living in a particular area, sharing space, values, and success. A community is more resilient, interesting, and dynamic than just a physical space.

Economic Relevance. The only thing permanent is change. With the recent news about the proposed relocation of the professional basketball and hockey franchises from their locations in downtown DC, the relevance of the Capitol Riverfront has been put into clearer relief. This both creates opportunity and generates risks. As we enter 2024, significant resources will need to be directed towards understanding and reinforcing that new relevance, while protecting our aspiration to preserve and grow community here.

Despite all this transition, our goal remains the same – to connect residents, employees and visitors to each other and the neighborhood’s clean, safe, and vibrant civic facilities in a manner that is inclusive and accessible. We believe that these efforts will help drive the economic vitality of the Capitol Riverfront and District of Columbia, and make it an attractive place to live, work and play.

Emeka Moneme
President, Capitol Riverfront BID
2023 in Numbers

**Visitors + Residents**

11.8 MILLION ANNUAL VISITS

3 MILLION Annual Unique Visitors

31,897 Daytime Population

21,903 RESIDENTS

88 Percent of neighborhood residents that report having a “Strong Sense of Community Pride”

**BID Events**

17,400+ EVENT ATTENDEES

88 BID-sponsored community events
Marketing + Communications

1,298 BID-featured earned media hits

37% Social media audience growth vs. previous year

Planning + Economic Development

4 Economic Development Reports Published

4 Active placemaking projects

Clean Team

360 DAYS OPERATING IN THE NEIGHBORHOOD

6 New Team Members

92K Trash Bags Collected
Community Building

In the past year, BID events provided robust community engagement with Petalpalooza, Riverfront (Re) Connect, and Jazz in Canal Park attracting tens of thousands of visitors. Halloween events and the Ward 8 Community Turkey Giveaway had meaningful impacts locally, while the 12 Days of CapRiv set record turnouts, and participation in the Bridge to Bridge Fun Run nearly doubled.

01. Riverfront (Re) Connect - Partnered with D.C. United and Audi Field for Movies on the Pitch, the Marine and Navy Band for free and open to the public concerts in Yards Park, Anacostia Riverkeeper for boat tours, and Ballpark Boathouse for kayaking, and Pacers for social 5K runs.

02. Jazz in Canal Park - Held 8 concerts throughout both fall and spring series with new bands that brought unique and diverse performances.

03. Friday Night Concert Series – 8 weeks throughout June – August brought over 6,000 visitors to Yards Park.

04. Halloweekend - Halloween Movie Night at Audi Field brought a record attendance and Pumpkins in the Park drew 900+ people to Canal Park.
05. Petalpolooza - 24,900+ visitors with 3,000 attendees contributing to the BID’s interactive wall art.

06. Bridge to Bridge Fun Run – In 2023, ticket sales increased to 913 from 513 in 2022.

07. Ward 8 Community Turkey Giveaway - Partnered with Councilmember Trayon White’s office to hand out 107 turkeys to the families of Van Ness Elementary, residents at the Arthur Capper Senior Apartments, and other neighborhood families in need.

08. 12 Days of CapRiv – 12 Days of CapRiv saw a record attendance for many of the events such as the Toast to the Holidays, Jingle Jam, and the Jolly Jog which brought out 225+ participants.
Marketing + Communication

01. Dynamic Digital Marketing
To optimize the marketing of waterfront amenities, support neighborhood retail, and meet the demands of social media performance, enhanced dynamic content was incorporated into digital marketing efforts on a weekly basis through holiday campaigns, “Things to Do” reels, and human interest features.

02. In the Media
The MarCom team’s public relations efforts bolstered the Riverfront’s positive image through media highlights, including the “Capitol Riverfront Neighborhood Briefing” in the June issue of Washingtonian Magazine and an extensive Fox5 “Zip Trip” TV segment in July.
03. **Neighborhood Support**
The Everyday Guide to the Neighborhood features a full lineup of seasonal events, plus local dining, retail and services and was circulated to neighborhood visitors, hotel guests, residents, and employees to directly connect the community with vibrant amenities.

04. **Paid Media & Advertising**
Launched at the end of 2022, the “Take me To the River” campaign continued through 2023 to reinforce the positive brand of Capitol Riverfront as a vibrant destination, workplace, and home.

05. **Audience Engagement**
Valuable, exciting updates in the weekly Front Page News e-blast continued to draw attention from residents, employees, and visitors - increasing engagement to a 44% average open rate across the entire year.
Residential
The Capitol Riverfront neighborhood has experienced a remarkable annual 18% increase in residents over the past five years, solidifying its position as one of the fastest-growing areas in Washington, D.C. Despite the lingering effects of Covid and inflation impacting the real estate market, the high demand for housing in Capitol Riverfront has garnered a positive response from developers.

Delivered in 2023:
- Meridian on First Phase II: 272 units
- The Heywood: 17 units
- Vela: 379 units

Under-Construction:
- Three Projects: 2,068 units

Pipeline Development:
- Total # of projects: 32
Office
The existing office buildings maintain a stable environment with a 77% occupancy rate, and a gradual return of employees marks a notable increase, positioning the neighborhood as a resilient and robust office market poised for continued strength.

Office Development Pipeline:
- Ballpark District: 250,000 SF
- Buzzard Point: 200,000 SF
- North of M: 230,000 SF
- The Yards: 1.3 Million SF

Neighborhood Office Population
- Total Office Employees: 34,800
- Total 2023 Employee Visits: 3.1 Million

Hospitality & Retail
To cater to the thriving daytime population of over 32,000 in this neighborhood, the commercial sector continues to expand, offering a variety of new storefronts and services.

New Businesses:
- Food and Beverage: 12
- Services: 8
- Entertainment & Recreation: 2

UC + Pipeline Hotel:
- The Stacks (name TBA): 330 Keys
- 45Q/ Moxy: 182 Keys
The BID and District Department of Transportation (DDOT) successfully implemented the M Street SE Improvement project, introducing a two-way protected bike lane and enhanced pedestrian safety measures. Ongoing efforts with DDOT extended to re-envisioning Half Street SE and enhancing the South Capitol Street Corridor, while partnerships with the Southwest Business Improvement District and DC Central Kitchen introduced fixed-route services for enhanced accessibility in the community.

01. M Street SE - Phase I
In 2023, DDOT implemented the M Street SE Improvement project, following a 2021 mobility study initiated and led by the BID. Improvements include a two-way protected bike lane, shared bus and bike platforms, a bus stop island, and enhanced pedestrian safety measures in the median.

02. Half Street SE
The 1200 block of Half St SE, directly to the north of Nationals Ballpark’s center field gate, is heavily used all year. The BID, along with other neighborhood stakeholders, has engaged with DDOT about how to better accommodate a growing mix of uses including outdoor dining and the farmers market. The BID and ANC collaborated to request a traffic study to ensure a safer, more efficient, and accommodating layout of Half Street and the adjacent Van Street SE.
03 South Capitol Street SE
Partnering closely with DDOT, the BID advocated for enhancing the South Capitol Street Corridor, leading to a graded improvement alternative plan for the adjacent South Capitol Street SE section, aiming to elevate functionality and appearance. Currently, the BID collaborates with DDOT to secure funding for the implementation.

04 Buzzard Point
Collaborating with Southwest BID and DC Central Kitchen, The BID will look forward to advancing the scale of current pilot on-demand shuttle program, enhancing commuting options in SW Waterfront, Buzzard Point, and Navy Yard-Ballpark metro station areas, improving neighborhood accessibility and mobility.
Parks

Yards Park
After fourteen years, and hundreds of thousands of visitors later, Yards Park continues to serve as a waterfront beacon for residents and visitors alike. This success is only possible through optimal management and ongoing maintenance of the park. This year, Yards Park underwent upgrades and modernizations to its infrastructure and signature features.

These upgrades will continue in phases over the next few years to ensure that the Park continues to serve as space for all who enter to relax and enjoy the public space.

01. Yards Bridge Repainting
02. String Lights Installation
Canal Park
Canal Park continues to thrive as one of the BID’s premier urban spaces and local destination points. This past year, the park experienced upgrades to both its above and below ground infrastructure.

03. Tree Uplighting Improvement

04. North Block Grass Restoration

05. Bench Replacement
01. Placemaking Efforts
Since relocating its office at the end of 2022, the BID has focused on creating a vibrant atmosphere and strengthening its placemaking efforts. Artwork commissioned for the BID’s office windows and murals on the 1st Street SE planters (coming in March 2024) enhance the neighborhood’s character. A nationwide competition for artwork at the New Jersey SE Gateway resulted in one selected proposal, showcasing the BID’s commitment to artistic diversity and improving its visual landscape.

02. Parks Foundation
As a participant in the Central Park Conservancy Partnership Lab program, the BID collaborated with expert consultants to achieve key milestones as part of a five-month fellowship, including assessing and strategizing the neighborhood’s park system, relationship-building, and effective fundraising – marking a pivotal step forward in meeting the park system’s evolving needs.
03. Public Safety
In response to recent crime incidents, the Capitol Riverfront BID team began more actively collaborating with key local stakeholders, property owners, commercial tenants, and District government offices—including the Mayor’s office, Deputy Mayor’s office, and Office of Nightlife—to initiate measures aimed at ensuring safety in the neighborhood.

04. Clean Team
As the neighborhood continues to grow, the BID’s services have expanded. In FY23, the Clean Team added 5 new employees to efficiently balance workloads, and remain dedicated to event services, including setup, breakdown, trash removal, and post-event detailing.

05. Volunteering
The BID actively fostered community-driven public realm enhancement through volunteering initiatives. Collaborating with Guerrilla Gardener DC (GGDC), a short-term beautification project for Emblem Park involved GGDC volunteers and Capitol Riverfront residents. The BID’s office and clean team further demonstrated community engagement by volunteering to clear weeds at Tingey Plaza, contributing to the betterment of shared communal areas.
Financials
## FINANCIAL POSITIONS

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<td>Other Assets</td>
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<td>Net Assets</td>
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<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
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## STATEMENT OF ACTIVITIES

### REVENUES

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<td>Federal Contributions</td>
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<td>Local Grants</td>
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<td>Other</td>
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<td><strong>TOTAL REVENUES</strong></td>
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### EXPENSES

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<td>General &amp; Administrative</td>
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<td>Clean Team</td>
<td>1,190,932</td>
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<td>Public Realm</td>
<td>394,403</td>
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<td>Economic Development</td>
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<td>Marketing, Branding &amp; PR</td>
<td>331,375</td>
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<td>Community Building</td>
<td>249,401</td>
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<td>Park Maintenance &amp; Operations</td>
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<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>$4,439,422</strong></td>
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Board of Directors

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

2023 COHORT (Expires 12/2025)
John Begert, MRP Realty
John Beinart, Greystar
Larry Clark, Felice Development
Brad Fennell, WC Smith
Adam Gooch, Akridge
Matthew Martorana, JBG SMITH
Anita Jackson, GSA

2022 COHORT (Expires 12/2024)
Poetri Deal, Pepco
Vicki Davis, Urban Atlantic
Meredith Fascett, Capitol Quarter
Kristin Fitzgerald, Jair Lynch
Matt Johnson, National Community Church
Shawn Kyle, Lerner
Brett Stein, Brookfield Properties

2021 COHORT (Expires 12/2023)
Patrick Edmond, CSX Transportation
Paige Grzelak, Western Development
Daryl Jackson, Capitol Hill Tower Co-op
Christopher Macary, PM Hotel Group
Scott Moseley, Steuart Investment Company
Henry Ross, Tishman Speyer
Michael Tidwell, The Bower Condominiums

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

Clean Team

Front Row, Left to Right: Jerry Carcamo, Barry Williams, Gina Coates, Norlan Cardenas, Cornell Barber, Anthony Percey, Dominique Moses, Derrick Moses, Victor Carcamo, Emeka Moneme, Joseph Wright


Not Pictured: James Guerra, Gary Williams

Office Team

Tony Boyd
Director of Parks

Savannah Elpers
Manager of Public Realm Planning

Jonathan Greene
Manager of Public Realm Operations

Ted Jutras
Vice President of Planning & Public Realm

Jerry Carcamo
Clean Team Director

Vanessa Rivera
Communications Coordinator

Yi Berinato
Planning & Development Manager

Alex Smith
Events & Marketing Manager

Owen Donnelly
Comptroller

Emeka Moneme
President

Bonnie Trein
Vice President of Marketing Chief of Staff
## Future Development Map

### NORTH OF M

<table>
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<tr>
<th>#</th>
<th>Project Name</th>
<th>Developer/Owner</th>
<th>Residential</th>
<th>Retail</th>
<th>Target Delivery</th>
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<tbody>
<tr>
<td>1</td>
<td>850 South Capitol Street</td>
<td>WC Smith</td>
<td>520 units</td>
<td>10,000 SF</td>
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<td>2</td>
<td>Square 739</td>
<td>DC Housing Authority</td>
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<td>3</td>
<td>Square 767</td>
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<td>5</td>
<td>1100 South Capitol SE</td>
<td>Ruben Co.</td>
<td>248 units</td>
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<td>6</td>
<td>1100 Half St</td>
<td>Lerner</td>
<td>230,000 SF</td>
<td>17,000 SF</td>
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### CAPITOL QUARTERS

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<td>7</td>
<td>Square 822</td>
<td>DC Housing Authority</td>
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<td>TBD</td>
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<td>8</td>
<td>Capital Turnaround - Phase 2</td>
<td>National Community Church</td>
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<td>TBD</td>
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<td>9</td>
<td>Humane Rescue Alliance HQ</td>
<td>Humane Rescue Alliance</td>
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### BALLPARK DISTRICT

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<td>10</td>
<td>25 M</td>
<td>Skanska</td>
<td>250,000 SF</td>
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<td>11</td>
<td>Nationals Park Retail Spaces</td>
<td>Washington Nationals</td>
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<td>12</td>
<td>MRP/Florida Rock Site Phases 3 &amp; 4</td>
<td>Florida Rock Dev/MRP</td>
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<td>13</td>
<td>Yards Parcel A</td>
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<td>15</td>
<td>Yards Parcel H/Urby</td>
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<td>17</td>
<td>Yards Parcel F1</td>
<td>Brookfield Properties</td>
<td>Residential</td>
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<td>TBD</td>
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<td>18</td>
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<td>Anfield</td>
<td>Retail/Commercial</td>
<td>21,000 SF</td>
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<td>20</td>
<td>Navy Museum</td>
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<td>270,000 SF</td>
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<td>21</td>
<td>Sundenock</td>
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<td>22</td>
<td>Yards Parcel Q</td>
<td>Brookfield Properties</td>
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<td>23</td>
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<td>TBD</td>
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<td>24</td>
<td>Vermeer</td>
<td>Toll Brothers</td>
<td>501 units</td>
<td>38,245 SF</td>
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<td>45 Q/Moxy</td>
<td>DB Lee Development</td>
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<td>9,400 SF</td>
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<td>26</td>
<td>Steuart Investment Sq 660</td>
<td>Steuart Investment/FRP/</td>
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<td>50,450 SF</td>
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<td>27</td>
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<td>Hoffman and Associates</td>
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<td>30</td>
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<td>31</td>
<td>Pepco Site</td>
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<td>Use: TBD</td>
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</table>
The Stacks - Phase 1
Akridge
Residential: 1,100 units
Office: 12,500 SF
Hotel: 180 keys
Retail: 30,500 SF
Target Delivery: 2024-25

MARITIME PLAZA

1333 M St SE
Felice Development Group
Residential: 900 units
Retail: 44,100 SF
Target Delivery: 2027-2028

The Stacks - Phase 2
Akridge
Residential: approx. 1,000
Retail: approx. 35,000 SF
Target Delivery: 2027-2028

Redbrick Development Site
U.S. Navy / Redbrick LMD
Mixed Uses TBD: 1.5-1.7M SF
Target Delivery: TBD

11th Street Bridge Park
DC Government / Building Bridges Across the River
Park, Arts, Education, and Incubator Spaces
Target Delivery: 2026
Resource Library

Visit capitolriverfront.org/resources for more detailed reports, studies, and plans for the neighborhood, including:

- **2023 Fiscal Impact Analysis**
- **Development Report**
- **Capitol Riverfront Video**
- **Capitol Riverfront Future Development Map**
- **2022 State of Capitol Riverfront Report**
- **5-Year BID Renewal Plan**
- **Underpass & Virginia Corridor Vision Plan**
- **COVID Fiscal Impact Analysis**
11th Street Bridge Park rendering, courtesy of Building Bridges Across the River