

NAVIGATING TRANSITIONS TOGETHER

A Year of Partnerships and Growth



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Letter from the President

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.

A handwritten signature in black ink, appearing to read 'Emeka Moneme'.

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

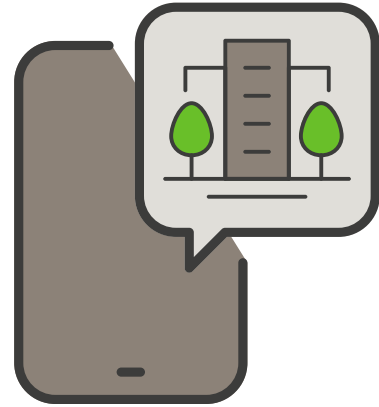
88 BID-sponsored community events



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



1 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.



01

02. Jazz in Canal Park - Held 8

concerts throughout both fall and spring series with new bands that brought unique and diverse performances.



02

03



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



04

04. Halloweekend - Halloween Movie Night at Audi Field brought a record attendance and Pumpkins in the Park drew 900+ people to Canal Park.



05

05. Petalpolooza - 24,900+ visitors with 3,000 attendees contributing to the BID's interactive wall art.



06

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



08

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.



07

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.

2 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



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



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.

05



3 Economic Development



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
Vela	379

Under-Construction:

Three Projects	2,068 units
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Pipeline Development:

Total # of projects	32
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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
North of M	230,000
The Yards	1.3 Million

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 Businessess:

Food and Beverage	12
Services	8
Entertainment & Recreation	2

UC + Pipeline Hotel:

The Stacks (name TBA)	330 Keys
45 Q/ Moxy	182



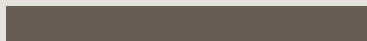
Transportation + Mobility

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.

Implementation



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.

Advocacy



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.

Fundraising



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.

Planning/Pilot



04



04



03



5 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

03



04



04. North Block Grass Restoration

05



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

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.



03



04

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.



05

Financials



FINANCIAL POSITIONS

Cash and Cash Equivalents	\$1,958,595
Other Assets	1,005,866
TOTAL ASSETS	\$2,964,461
Liabilities	\$2,111,904
Net Assets	852,557
TOTAL LIABILITIES AND NET ASSETS	\$2,964,461

STATEMENT OF ACTIVITIES

REVENUES

BID Tax	\$2,882,376	64%
Federal Contributions	320,000	7%
Local Grants	1,200,000	27%
Other	97,046	2%
TOTAL REVENUES	\$4,499,422	100.0%

EXPENSES

General & Administrative	\$896,119	20%
Clean Team	1,190,932	27%
Public Realm	394,403	9%
Economic Development	177,192	4%
Marketing, Branding & PR	331,375	7%
Community Building	249,401	6%
Park Maintenance & Operations	1,200,000	27%
TOTAL EXPENSES	\$ 4,439,422	100.0%

Board of Directors

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



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

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

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

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

Back Row, Left to Right: Joseph Grant, Andrew Tobe, William Wardlaw, Yorling Robles, Diarra Logan, Antoine Walker, Diarra Walton, Richard Lewis, Ulises Morales, Frankie Robinson, Cesar Poma

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

1 850 South Capitol Street
WC Smith
Residential: 520 units
Retail: 10,000 SF
Target Delivery: TBD

2 Square 739
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

3 Square 767
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

4 Square 768
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

5 1100 South Capitol SE
Ruben Co.
Residential: 248 units
Target Delivery: 2025

6 1100 Half St
Lerner
Office: 230,000 SF
Retail: 17,000 SF
Target Delivery: TBD

CAPITOL QUARTERS

7 Square 822
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

8 Capital Turnaround - Phase 2
National Community Church
Use: Additional Uses TBD
Target Delivery: TBD

9 Humane Rescue Alliance HQ
Humane Rescue Alliance
Residential: TBD
Community/Office: 20,000 SF
Target Delivery: 2027

BALLPARK DISTRICT

10 25 M
Skanska
Office: 250,000 SF
Retail: 20,000 SF
Target Delivery: TBD

11 Nationals Park Retail Spaces
Washington Nationals
Retail/Entertain: 17,000 SF
Target Delivery: 2024-25

12 MRP/Florida Rock Site Phases 3 & 4
Florida Rock Dev/MRP
Use: TBD
Target Delivery: TBD

THE YARDS

13 Yards Parcel A
Brookfield Properties
Office: 845,000 SF
Retail: 65,000 SF
Target Delivery: (Phased) 2026-2028

14 Yards Parcel F
Brookfield Properties
Office: 300,000 SF
Retail: 25,000 SF
Target Delivery: (Phased) 2026-2028

15 Yards Parcel H/Urby
Brookfield Properties/Urby
Residential: 467 units
Retail: 22,000 SF
Target Delivery: 2025

16 Yards Parcel G1
Brookfield Properties
Residential: 467 units
Retail: 25,000 SF
Target Delivery: TBD

17 Yards Parcel F1
Brookfield Properties
Residential: TBD
Retail: TBD
Target Delivery: TBD

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

19 Building 170
Anfield
Retail/Commercial: 21,000 SF
Target Delivery: 2025

20 Navy Museum
Brookfield Properties / U.S. Navy
Entertainment: 270,000 SF
Target Delivery: TBD

21 Sundeck
Brookfield Properties
Retail: TBD
Target Delivery: TBD

22 Yards Parcel Q
Brookfield Properties
Office: 180,000 SF
Retail: 4,000 SF
Target Delivery: TBD

23 Living Classrooms
Brookfield Properties
Community: 250,000 SF
Target Delivery: TBD

BUZZARD POINT

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

25 45 Q/Moxy
DB Lee Development
Hotel: 182 keys
Residential: 64 units
Retail: 9,400 SF
Target Delivery: 2026

26 Steuart Investment Sq 660
Steuart Investment/FRP/MRP
Use: TBD
Target Delivery: TBD

27 DC United Parcel B
Hoffman and Associates
Residential: 463 units
Office: 41,000 SF
Retail/Entertainment: 50,450 SF
Target Delivery: 2026

28 Steuart Investment Sq 662
MRP/FRP/Steuart Investment
Residential: 434 units
Retail: 17,495 SF
Target Delivery: TBD

29 Steuart Investment Sq 708S
Steuart Investment/FRP/MRP
Use: TBD
Target Delivery: TBD

30 Steuart Investment Sq 664E
Steuart Investment/FRP/MRP
Use: TBD
Target Delivery: TBD

31 Pepco Site
Pepco
Use: TBD
Target Delivery: TBD



32 The Stacks - Phase 1
Akridge
Residential: 1,100 units
Office: 12,500 SF
Hotel: 180 keys
Retail: 30,500 SF
Target Delivery: 2024-25

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

MARITIME PLAZA

34 1333 M St SE
Felice Development Group
Residential: 900 units
Retail: 44,100 SF
Target Delivery: 2027-2028

35 Maritime Plaza III
Lincoln Property
Office: TBD
Target Delivery: TBD

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

37 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



DC Amplified. Life Simplified.

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