



Capitol Riverfront BID 2013 Annual Report Highlights

Development

The Capitol Riverfront development activity in 2013 indicates optimism about the neighborhood. Prices for all real estate asset classes remain at a discount to comparable products in other in-town locations, but as the neighborhood continues to grow and build-out, this discount will shrink. The Capitol Riverfront's development pipeline is robust, and the construction activity and lease signings that happened in 2013 will transform the neighborhood over the next three years. Development highlights from 2013 include:

- Four new apartment buildings with a total of 1,264 units under construction
- 276-unit apartment building Camden South Capitol opens, achieving the fastest lease-up in neighborhood history
- The Capitol Riverfront's last newly-built for-sale unit sold
- Twelve12 in The Yards' tops out, which will include a 218-unit apartment building and 88,000 SF of retail. Twelve12 retail includes Harris Teeter, Vida Fitness, Bang Salon, Aura Spa, TaKorean, Sweetgreen, and more
- The Buccini/Polin group announces it will break ground on a 165-room Hampton Inn in 2014
- Ideospace—a members-only , open-office, fabrication, and collaboration space—signs a lease for 16,000 SF in the Yards' Boilermaker Shops building

Events

Hundreds of events are held in the Capitol Riverfront every year that make the neighborhood a vibrant community. From concerts to movies to outdoor fitness, the BID's community events make the Capitol Riverfront a fun place to live, work, and visit. Events highlights from 2013 include:

- 140 events coordinated by the Capitol Riverfront BID in 2013, including an outdoor movie series, Bike-to-Work Day, Yoga in Yards Park, and a host of family friendly-events such as Noon Year's Eve and Lantern Making (in conjunction with the National Cherry Blossom Festival)
- 18 Friday night concerts throughout the summer attracted an average of 1,000 people per event
- VegFest 2013 drew over 10,000 visitors to the Capitol Riverfront neighborhood
- Over 2,000 parents and kids celebrated Noon Year's Eve in Yards Park on December 31, 2013



- The Nationals brought 2.8 million fans to the Capitol Riverfront neighborhood in 2013, setting a Nationals Park record
- ArtYards DC turns the vacant NGA building at M and 1st Streets, SE into a canvas for art installations

Retail

With over twenty restaurants, one hotel, dry cleaners, banks, a pharmacy, and more, the Capitol Riverfront neighborhood provides a full spectrum of retail goods and services, with more on the way. 2013 was a watershed year for retail in the Capitol Riverfront, with the construction of the 88,000 SF of new retail space and the opening of several new restaurants. Retail highlights from 2013 include:

- Park Tavern, Bluejacket Brewery, Buzz Bakery, Agua 301, and Osteria Morini are among the eight restaurants to open in 2013
- 50,000 SF of retail leases signed in total in the Capitol Riverfront in 2013
- Whole Foods grocery signs a 36,000 SF lease at 800 New Jersey Avenue, SE, and is projected to open in 2017
- Forest City announces that a 16-screen Showplace ICON Theater will locate in The Yards near the historic DC Water pump house

Parks and Recreation

Over ten acres of parks and open space have rebranded the Capitol Riverfront neighborhood as a clean, safe, and family-friendly destination for active and passive recreation. Highlights involving parks and recreation in the Capitol Riverfront in 2013 include:

- Yards Park receives Urban Land Institute's 2013 Urban Open Space Award
- Canal Park Ice Rink hosts over 20,000 visitors in its first full season
- Kayak and canoe rental begins at Diamond Teague Park
- Washington Post calls the Anacostia River and Yards Park DC's fitness destinations ("Anacostia River Shapes Up as a Fitness Destination", *Washington Post*, August 22, 2013)
- Capitol Riverfront BID conducts its 2013 Perception Survey, and 94% of respondents think the BID is clean or very clean and 81% perceive the BID to be safe or very safe. The percentage of respondents who find the neighborhood clean and safe has increased every year since 2007

Infrastructure

The Capitol Riverfront offers exceptional transportation access by all modes. Flanked by I-295 and I-395, the neighborhood is easily accessible by car. The neighborhood is served by three Metrorail stations -- Navy Yard/Ballpark, Capitol South, and Eastern Market Metro. Bike lanes, and four Capitol Bike Share stations, are located throughout the neighborhood. A DC Circulator bus runs between Union Station and the Capitol Riverfront every ten minutes. A Water Taxi brings passengers to Nationals Park. Finally, our pedestrian-friendly neighborhood can be accessed by foot, with a direct connection to the Anacostia Riverfront Trail. The major infrastructure projects that are planned or underway in the Capitol Riverfront will reflect the truly multi-modal nature of our community today. 2013 infrastructure highlights include:

- New 11th Street Bridges open, providing new and enhanced connections to Anacostia
- Navy Yard/Ballpark Metrorail station achieves its highest level of ridership to date, with an average daily ridership of 9,411 people in 2013



- Two new Capital Bikeshare stations installed

Capitol Riverfront BID

The Capitol Riverfront BID provides a range of place management services that assist in creating a neighborhood that is clean, safe, accessible, and unique. Highlights of BID activity in 2013 include:

- BID completes its sixth year of management services
- BID restructures, hiring three new staff in response to increased activity
- BID's 14 Clean and Safe Team members collect 13,500 bags of trash in 2013
- BID makes over 120 presentations to potential tenants and investors in the DC office
- BID raises the profile of the neighborhood nationally by attending the International Council of Shopping Centers (ICSC) annual global retail real estate convention in Las Vegas and the ICSC Mid-Atlantic conference in Maryland
- 232 media stories featured the Capitol Riverfront
- The BID begins implementation of the Urban Design Framework Plan developed in 2012/13

