

State of Capitol Riverfront



2022 Development Summary

The neighborhood achieved **73%** buildout by the end of 2022.

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 **Maridian Phase II**
Paradigm Development
Residential: 272 units
Target Delivery: Q2 2023
- 5 **Square 768**
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 6 **1100 South Capitol SE**
Ruben Co
Office/Retail: 320,000 SF
Target Delivery: 2024
- 7 **1100 Hall St**
Lerner
Office: 230,000 SF
Retail: 17,000 SF
Target Delivery: Q1 2025

Capitol Quarters

- 8 **Square 822**
DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 9 **Humane Rescue Alliance HQ**
Humane Rescue Alliance
Residential: TBD
Community/Office: 20,000 SF
Target Delivery: 2025

Ballpark

- 10 **25 M**
Brandywine
Office: 250,000 SF
Retail: 20,000 SF
Target Delivery: 2025
- 11 **Square 708/16**
Florida Rock Dev/MRP
300,000 SF
Use: TBD
Target Delivery: TBD
- 12 **National Park Pavilion**
Washington Nationals
Retail/Entertain: 25,000 SF
Target Delivery: 2024

The Yards

- 13 **Yards Parcel A**
Brookfield Development
Office: 845,000 SF
Retail: 65,000 SF
Target Delivery: (Phased) 2024-2027
- 14 **Yards Parcel F**
Brookfield Development
Office: 275,000 SF
Retail: 25,000 SF
Target Delivery: (Phased) 2024-2027
- 15 **Yards Parcel H/Urb**
Brookfield Development/Urb
Residential: 467 units
Retail: 20,000 SF
Target Delivery: Q4 2024
- 16 **Yards Parcel G1**
Brookfield Development
Residential: 428 units
Retail: 25,000 SF
Target Delivery: TBD
- 17 **Yards Parcel G2**
Brookfield Development
Residential: 243 units
Retail: 24,000 SF
Target Delivery: TBD
- 18 **Yards Parcel I**
Brookfield Development
Residential: 378 units
Retail: 21,000 SF
Target Delivery: Q4 2023

- 19 **Yards Parcel F1**
Brookfield Development
Residential: TBD
Retail: TBD
Target Delivery: TBD
- 20 **Yards Parcel Q**
Brookfield Development
Office: 180,000 SF
Retail: 4,000 SF
Target Delivery: TBD
- 21 **Building 170**
Anfield
Retail/Commercial: 21,000 SF
Target Delivery: TBD

Maritime Plaza

- 22 **1333 M St SE**
Felix Development Group
Residential: 900 units
Retail: 40,000 SF
Target Delivery: 2025

Buzzard Point

- 23 **Vermeer**
Toll Brothers
Residential: 501 units
Retail: 38,245 SF
Target Delivery: 2024
- 24 **45 Q/Moxy**
DB Lee Development
Hotel: 190 keys
Residential: 60 units
Retail: 9,400 SF
Target Delivery: Q4 2024
- 25 **DC United Parcel B**
Hoffman and Associates
Residential: 462 units
Office: 41,000 SF
Retail: 50,450 SF
Target Delivery: Q4 2024
- 26 **The Stacks - Phase 1 and 2**
Akridge
Residential: 1,100 units (Phase 1)
Office: 12,500 SF (Phase 1)
Hotel: 150 keys (Phase 1)
Retail: 30,500 SF (Phase 1)
Target Delivery: (Phased) 2025-2028
- 27 **Concrete Plant Redevelopment**
MRP/FRP/Stewart Investment
Residential: 434 units
Retail: 16,000 SF
Target Delivery: (Phased)

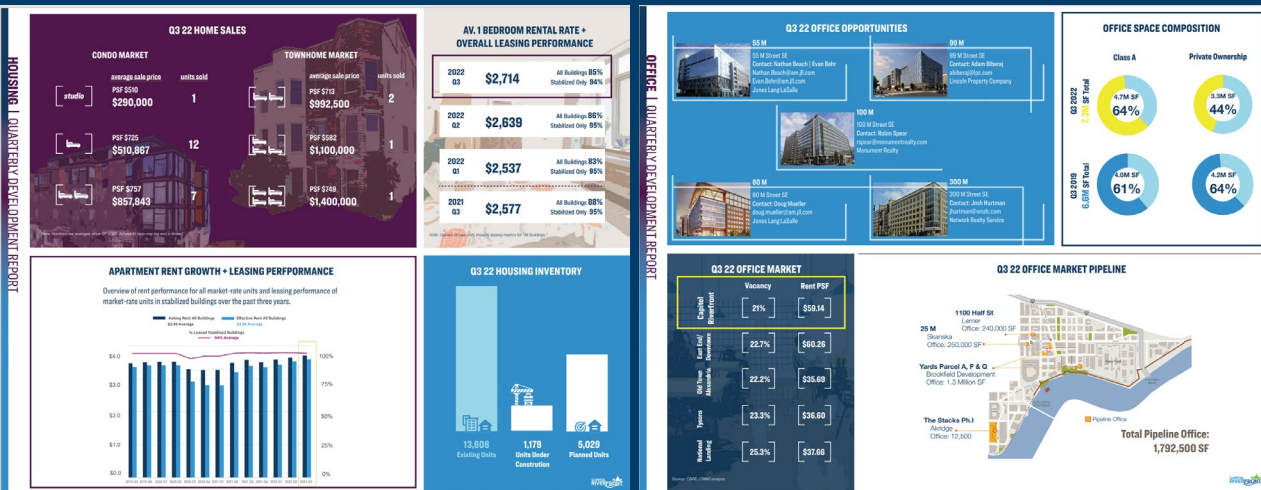


Development Reports: 2022

BID quarterly development reports offers insights into market trends.

Key Takeaways:

- ✓ 1,264 new housing units delivered in 2022
- ✓ Residential rental rates (\$/SF) surpassed pre-pandemic levels after **absorbing more than 6,000 units** of new product
- ✓ Occupancy stayed at 94% for stabilized buildings



Residential Highlights

DELIVERED IN 2022: Rental Units – 1,264 UNITS



Illume
Tower 2



1000 S. Capitol



Coda on Half



Verge

UNDER CONSTRUCTION – 1,179 UNITS



The Stacks
Phase I



Parcels I and G
– The Yards



Meridian
Phase II



Vermeer



Hoffman &
Associates



Stuart/MRP

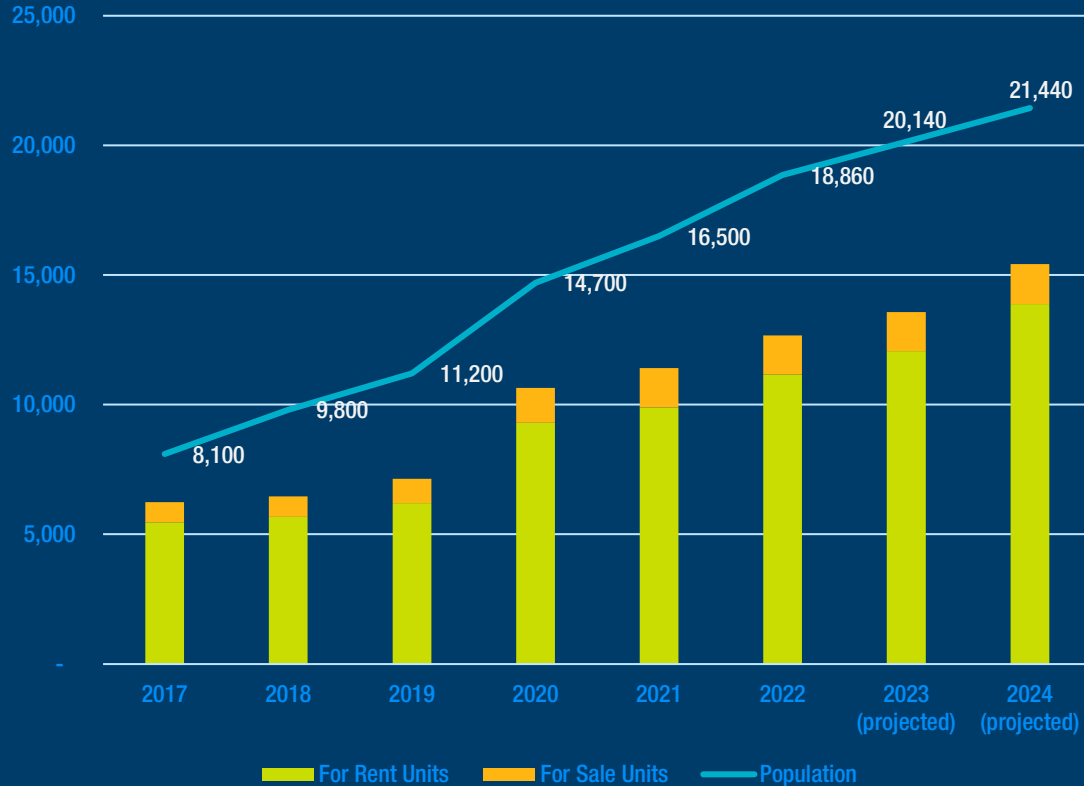
**BREAKING GROUND IN
2023 1,797 UNITS**



1333 M Street

Population Boom

Capitol Riverfront Housing Stock and Population



EXISTING

13,608 Units

50 Projects

UNDER CONSTRUCTION

1,179 Units

6 Projects

Office Highlights



80 M expansion (completed)



1100 Half St (planned)



Yards Office Campus (planned)

36,000 Daytime Employees*
7.2M SF of Office Space

Planned
5 Buildings
Approximately 1.8 million SF

Office Market News:

- ✓ Completion of 80 M's expansion
- ✓ Skanska acquired 25M site
- ✓ Walmart Inc. and BP America Inc. inked leases at 80 M

Hospitality Highlights



The 225-key AC Marriott Hotel opened in February 2022

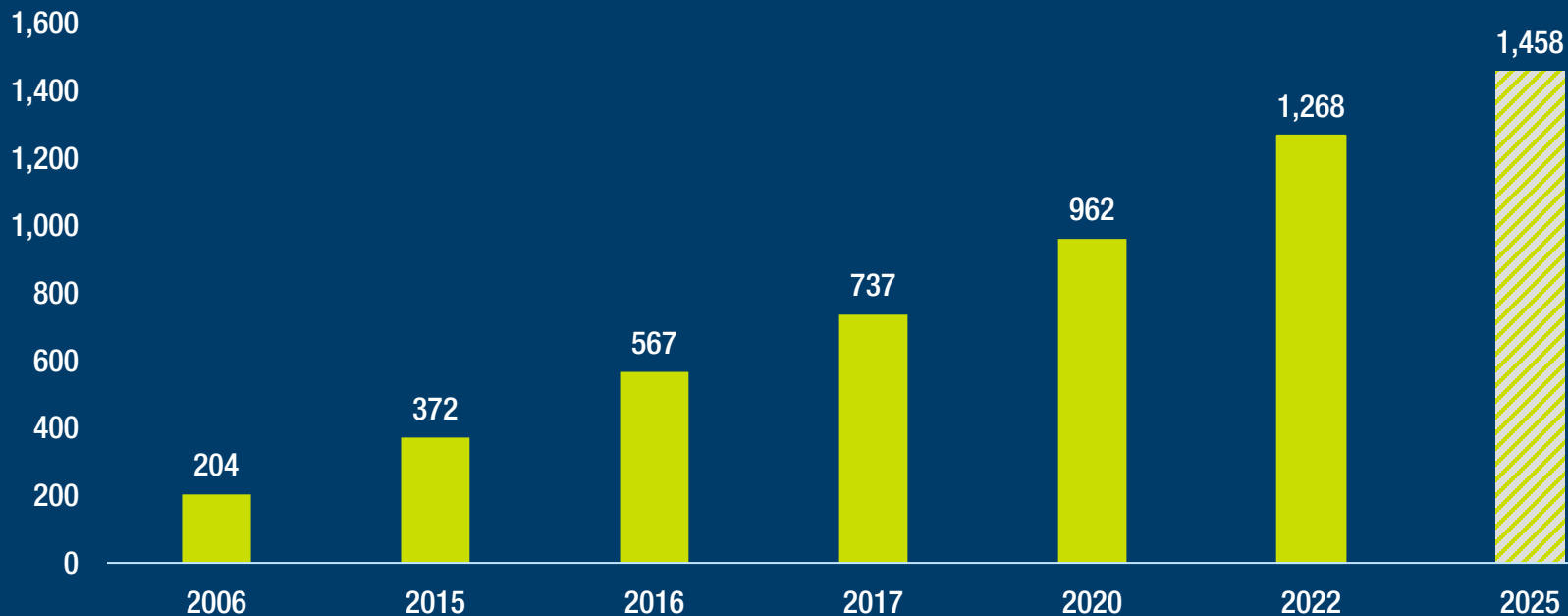


Rendering of the planned 190-key Moxy Hotel at 45 Q Street SW

Hospitality/Tourism sector continuing to bounce back.

- ✓ New AC Marriott opened in February of 2022
- ✓ Thompson sold and rebranded

Hospitality Growth



Retail Snapshot

Shops, Restaurants, Services Opened



88 Food & Beverage

62 Other Retail

150 Total Retailers

847,000 SF
Existing Retail

Retail Snapshot: Upcoming

Shops, Restaurants, Services Coming



2023 Goals

- ✓ Diversify ground floor retail offerings
- ✓ More broker outreach
- ✓ More data driven info to share with brokers

Community Building Highlights



Art All Night



Movies on the Pitch



Friday Night Concerts



Petalpalooza



Bridge to Bridge 5K



Pumpkins in the Park



8 Nights of Giftaways



12 Days of CapRiv

Marketing & Branding Highlights



- Newsletter open rate: 43% (20% above industry average)
- Inaugural Capitol Riverfront Photo Contest
- 7,000 Everyday Guides to the Neighborhood distributed
- New Neighborhood Marketing Video
- 3.3M Ad Digital Ad Campaign Impressions

Parks & Open Spaces



Canal Park

Park Maintenance

- ✓ Lighting and electric overhaul
- ✓ Water pump repairs/maintenance
- ✓ Lawn panel replacements
- ✓ Planting bed replacements
- ✓ Restoration of tables & chairs
- ✓ Repairs to boardwalk & pavers



Yards Park

Public Realm Planning + Operations

- ✓ New Planning and Public Realm team
- ✓ Implementing Virginia Ave Underpass and Corridor Vision Plan
- ✓ Developing Public Realm Vision Plan and Public Realm Operations Master Plan



Capitol Riverfront Parks Foundation

- ✓ BID established a **capital reserve fund** for parks & open space projects
- ✓ Parks Foundation will be activated
- ✓ Friends of the Parks groups will be launched

Public Realm Efforts

Underpass Master Plan Process

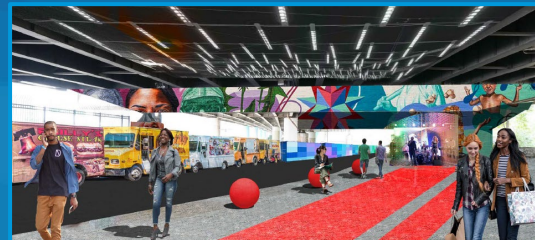
- ✓ The BID coordinated an underpass vision plan process & published designs for all 8 underpasses as well as adjacent public spaces and parks

Public Realm Operations Planning

- ✓ Building out a robust tracking database, maintenance schedules, and more to better assess and address public realm issues

Half Street Maintenance and Planning

- ✓ Working with Half Street owners near the Ballpark to maintain and further plan the special Half Street public space.



2022 Transportation Efforts

M Street Corridor Mobility Study

- ✓ Concluded a year-long PILOT study to investigate multi-modal transportation options on M Street

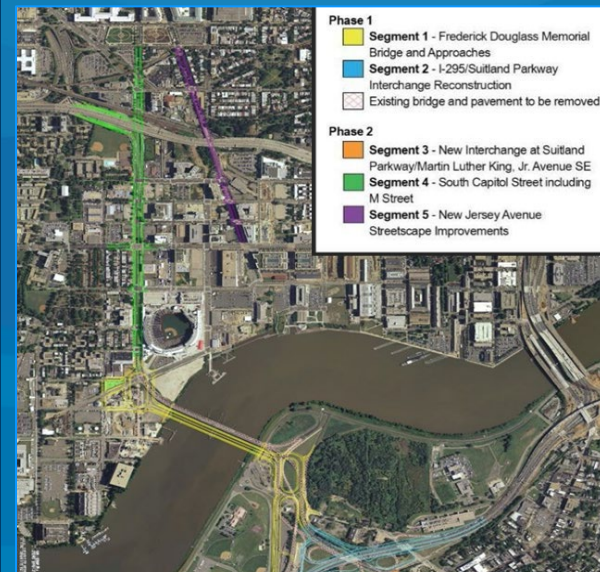
Buzzard Point N/S Connectivity Study

- ✓ Finalized a study to develop transit connectivity options for Buzzard Point

South Capitol Street Task Force

- ✓ Task Force of stakeholders advocated for urgency and transparency
- ✓ Worked with other community groups to highlight the need to better connect SE and SW neighborhoods with a safer and more attractive corridor

South Capitol Street Corridor Enhancements



Looking Ahead...2023 Focal Points



1. Community Building



2. Public Safety



3. Underpass Master Plan Implementation



4. Parks Foundation Public Launch



5. Supporting Development and Lease-up Across Market Segments

BID 5-Renewal Goals

- ✓ *Facilitate* the buildout of the neighborhood
- ✓ *Maintain* a clean, high quality public realm
- ✓ *Foster* an ongoing sense of community
- ✓ *Implement* a 10-year vision for the parks
- ✓ *Enhance* the neighborhood's civic infrastructure
- ✓ *Enhance* accessibility to the CRBID & the Anacostia
- ✓ *Attract* retail, office & residents