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

BREAKING GROUND IN 2023 1,797 UNITS

- 1333 M Street
- Hoffman & Associates
- Steuart/MPR
Population Boom

Capitol Riverfront Housing Stock and Population

EXISTING
13,608 Units
50 Projects

UNDER CONSTRUCTION
1,179 Units
6 Projects
Office Highlights

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

80 M expansion (completed)
1100 Half St (planned)
Yards Office Campus (planned)
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>204</td>
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<tr>
<td>2015</td>
<td>372</td>
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<tr>
<td>2016</td>
<td>567</td>
</tr>
<tr>
<td>2017</td>
<td>737</td>
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<td>2020</td>
<td>962</td>
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<tr>
<td>2022</td>
<td>1,268</td>
</tr>
<tr>
<td>2025</td>
<td>1,458</td>
</tr>
</tbody>
</table>
Shops, Restaurants, Services Opened

150 Total Retailers

88 Food & Beverage

62 Other Retail

150 Total Retailers

847,000 SF

Existing Retail
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

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

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

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

Canal Park

Yards Park
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.
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
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