## 2023 Development Summary

### Buildout by Subarea

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Total Acreage</th>
<th>Total Delivered + Under Construction (UC) SF - Year End 2023</th>
<th>Office Delivered + UC / Anticipated Total Buildout</th>
<th>Residential Delivered + UC / Anticipated Total Buildout</th>
<th>Retail Delivered + UC / Anticipated Total Buildout</th>
<th>Hotel Delivered + UC / Anticipated Total Buildout</th>
<th>Sports and Civic Facilities Delivered + UC / Anticipated Total Buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballpark District</td>
<td>47.3</td>
<td>4,460,028 of 4,753,298 SF</td>
<td>604,967 of 834,397 SF</td>
<td>2,260 of 2,260 Units</td>
<td>245,941 of 269,413 SF</td>
<td>338 of 338 Keys</td>
<td>1,000,000 of 1,300,000 SF</td>
</tr>
<tr>
<td>Buzzard Point</td>
<td>84.1</td>
<td>4,241,401 of 6,616,508 SF</td>
<td>12,500 of 203,500 SF</td>
<td>2,988 of 4,849 Units</td>
<td>159,901 of 267,208 SF</td>
<td>180 of 512 Keys</td>
<td>414,000 of 440,000 SF</td>
</tr>
<tr>
<td>Capitol Quarter-Lower Barracks Row</td>
<td>65.9</td>
<td>1,525,125 of 1,643,125 SF</td>
<td>313,500 of 333,500 SF</td>
<td>914 of 914 Units</td>
<td>37,675 of 37,675 SF</td>
<td>81 of 81 Keys</td>
<td>207,300 of 207,300 SF</td>
</tr>
<tr>
<td>Maritime Plaza-Historic Boathouse Row</td>
<td>45.2</td>
<td>368,000 of 1,202,000 SF</td>
<td>363,000 of 363,000 SF</td>
<td>0 of 880 Units</td>
<td>0 of 44,100 SF</td>
<td>0 of 0 Key</td>
<td>5,000 of 5,000 SF</td>
</tr>
<tr>
<td>North of M</td>
<td>74.0</td>
<td>10,714,993 of 11,360,993 SF</td>
<td>2,013,031 of 2,243,031 SF</td>
<td>8,029 of 8,757 Units</td>
<td>24,362 of 26,162 SF</td>
<td>624 of 624 Keys</td>
<td>20,000 of 20,000 SF</td>
</tr>
<tr>
<td>The Yards</td>
<td>66.5</td>
<td>4,486,046 of 6,875,046 SF</td>
<td>1,815,477 of 3,140,477 SF</td>
<td>2,153 of 2,824 Units</td>
<td>27,139 of 41,319 SF</td>
<td>225 of 225 Keys</td>
<td>0 of 0 SF</td>
</tr>
<tr>
<td>Washington Navy Yard</td>
<td>77.7</td>
<td>2,200,000 of 2,200,000 SF</td>
<td>2,200,000 of 2,200,000 SF</td>
<td>0 of 0 Unit</td>
<td>0 of 0 SF</td>
<td>0 of 0 Key</td>
<td>0 of 0 SF</td>
</tr>
<tr>
<td>CapRiv Totals</td>
<td>460.7</td>
<td>28,016,193 of 35,019,400 SF</td>
<td>7,322,495 of 9,332,495 SF</td>
<td>16,344 of 20,524 Units</td>
<td>957,198 of 1,298,605 SF</td>
<td>1,448 of 1,780 Keys</td>
<td>1,746,300 of 1,996,300 SF</td>
</tr>
</tbody>
</table>

The neighborhood will achieve **73%** buildout by the end of 2024.
Development Reports: 2023

Key Takeaways:

- Residential Development
  - 668 new units in 2023
  - 2,070 units are under-construction

- Total visitors: 3.1 M
  - Vs 2022: +2.1%
  - Vs 2020: +112.7%

- Development of 350 hotel keys further contribute to the growing commercial activities
Residential Highlights

**DELIVERED IN 2023:**
668 Rental Units

- Meridian on First Phase II
- Vela
- The Heywood

**UNDER CONSTRUCTION IN 2023:**
2,068 UNITS

- The Stacks Phase I
- Vermeer
- Parcel H/Urby

**PLANNED UNITS BREAKING GROUND SOON:**
1,841 UNITS

- 1333 M
- DC United Parcel B
- 1700 Half St SW
- 45 Q/Moxy
Population Boom

Capitol Riverfront Housing Stock and Population

EXISTING
14,276 Units
52 Projects

UNDER CONSTRUCTION
2,068 Units
3 Projects

State of Capitol Riverfront - 2023
Office Highlights

UNDER CONSTRUCTION IN 2023:
15,000 SF

The Stacks Phase I

BREAKING GROUND IN 2024:
41,000 SF

Volunteers of America HQ

Commercial Market welcomes the return of employees:

- Avg. weekday daytime population:
  - 2023: 41,800
  - 2022: 34,906
  - 2021: 29,919

- Neighborhood Office Population
  - Total Office Employees: 34,800
  - Total Employee Visits: 3.1M
Hospitality Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Stacks Hotel TBA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>204</td>
</tr>
<tr>
<td>2015</td>
<td>372</td>
</tr>
<tr>
<td>2016</td>
<td>567</td>
</tr>
<tr>
<td>2017</td>
<td>737</td>
</tr>
<tr>
<td>2020</td>
<td>962</td>
</tr>
<tr>
<td>2022</td>
<td>1,268</td>
</tr>
<tr>
<td>2025+</td>
<td>1,630</td>
</tr>
</tbody>
</table>
Hospitality Highlights

UNDER CONSTRUCTION IN 2023:

180 Keys

The Stacks Phase I

BREAKING GROUND SOON:

182 Keys

45 Q/Moxy

Hospitality/Tourism sector remain robust:

- An average occupancy rate of 72% throughout the year (VS 68% in Washington DC Metro Area)
- More mixed-use development incorporating hospitality element comes soon:
  - A 180 key hotel at The Stacks is under-construction in Buzzard Point
  - 45 Q will have both rental units and hotel keys available contributing the area’s growing population
Retail Snapshot

22 Shops, Restaurants, Services Opened

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food &amp; Beverage</td>
<td>91</td>
</tr>
<tr>
<td>Other Retail</td>
<td>82</td>
</tr>
<tr>
<td>Total Retailers</td>
<td>173</td>
</tr>
</tbody>
</table>

State of Capitol Riverfront - 2023
Parks & Open Space

Canal Park

Yards Park

State of Capitol Riverfront - 2023
Programming Highlights

Year-Round Activations

Riverfront Recreation

BID-Sponsored Community Events

88

Community Engagement

Exciting Entertainment

Petalpalooza Visitors

24,900+

Movies on the Pitch Attendees

2,200+

State of Capitol Riverfront - 2023
Marketing & PR Initiatives

Marketing & Outreach

Earned Media Support

Dynamic Digital Content

Audience Engagement

44% Average Newsletter Open Rate

90+ Businesses & Community Members Supported through Marketing Efforts

State of Capitol Riverfront - 2023
1. Public Safety & Neighborhood Perception

2. Maintaining and enhancing the public realm

3. Continuing and expanding neighborhood activation and engagement
Questions? Thanks for Joining Us

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State of Capitol Riverfront - 2023