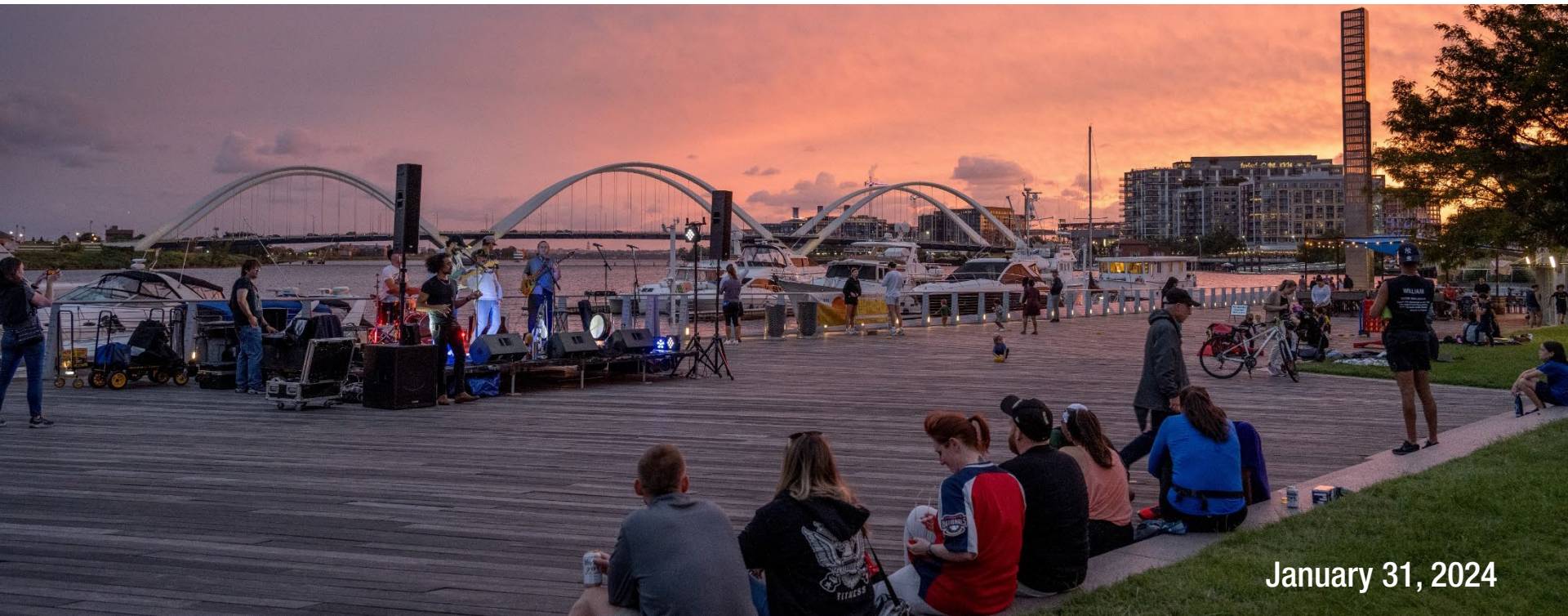


# State of Capitol Riverfront



DC Amplified. Life Simplified.



January 31, 2024

# 2023 Development Summary

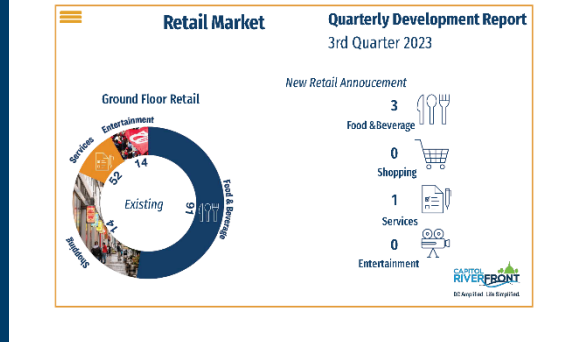
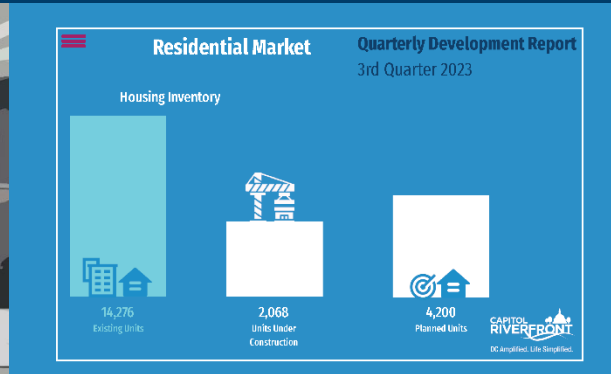
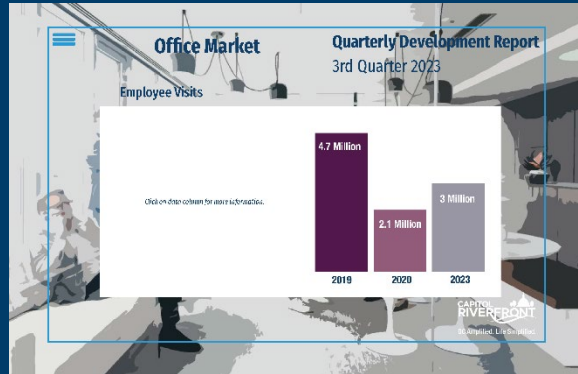


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Buildout by Subarea	Total Acreage	Total Delivered + Under Construction (UC) SF - Year End 2023	Office Delivered + UC / Anticipated Total Buildout	Residential Delivered + UC / Anticipated Total Buildout	Retail Delivered + UC / Anticipated Total Buildout	Hotel Delivered + UC / Anticipated Total Buildout	Sports and Civic Facilities Delivered + UC / Anticipated Total Buildout
Ballpark District	47.3	4,480,628 of 4,750,628 SF	604,987 of 854,987 SF	2,260 of 2,260 Units	245,941 of 265,941 SF	338 of 338 Keys	1,100,000 of 1,100,000 SF
Buzzard Point	84.1	4,241,401 of 6,616,508 SF	12,500 of 203,500 SF	2,988 of 4,849 Units	159,901 of 267,208 SF	180 of 512 Keys	414,000 of 414,000 SF
Capitol Quarter-Lower Barracks Row	65.9	1,525,125 of 1,545,125 SF	313,500 of 333,500 SF	914 of 914 Units	37,675 of 37,675 SF	81 of 81 Keys	207,300 of 207,300 SF
Maritime Plaza-Historic Boathouse Row	45.2	368,000 of 1,292,100 SF	363,000 of 363,000 SF	0 of 880 Units	0 of 44,100 SF	0 of 0 Key	5,000 of 5,000 SF
North of M	74.0	10,714,993 of 11,739,993 SF	2,013,031 of 2,243,031 SF	8,029 of 8,797 Units	242,362 of 269,362 SF	624 of 624 Keys	20,000 of 20,000 SF
The Yards	66.5	4,486,046 of 6,875,046 SF	1,815,477 of 3,140,477 SF	2,153 of 2,824 Units	271,319 of 414,319 SF	225 of 225 Keys	0 of 0 SF
Washington Navy Yard	77.7	2,200,000 of 2,200,000 SF	2,200,000 of 2,200,000 SF	0 of 0 Unit	0 of 0 SF	0 of 0 Key	0 of 0 SF
CapRiv Totals	460.7	28,016,193 of 35,019,400 SF	7,322,495 of 9,338,495 SF	16,344 of 20,524 Units	957,198 of 1,298,605 SF	1,448 of 1,780 Keys	1,746,300 of 1,996,300 SF

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-constructed
- ✓ Total visitors: 3.1 M
  - ✓ Vs 2022: +2.1%
  - ✓ Vs 2020: +112.7%
- ✓ Development of 350 hotel keys further contribute the growing commercial activities



# Residential Highlights

## DELIVERED IN 2023: 668 Rental Units



Meridian on  
First Phase II



Vela



The Heywood

## UNDER CONSTRUCTION IN 2023:



The Stacks Phase I



Vermeer

2,068 UNITS



Parcel H/Urby

## PLANNED UNITS BREAKING GROUND SOON:

1,841 UNITS



1333 M



DC United Parcel B



1700 Half St SW



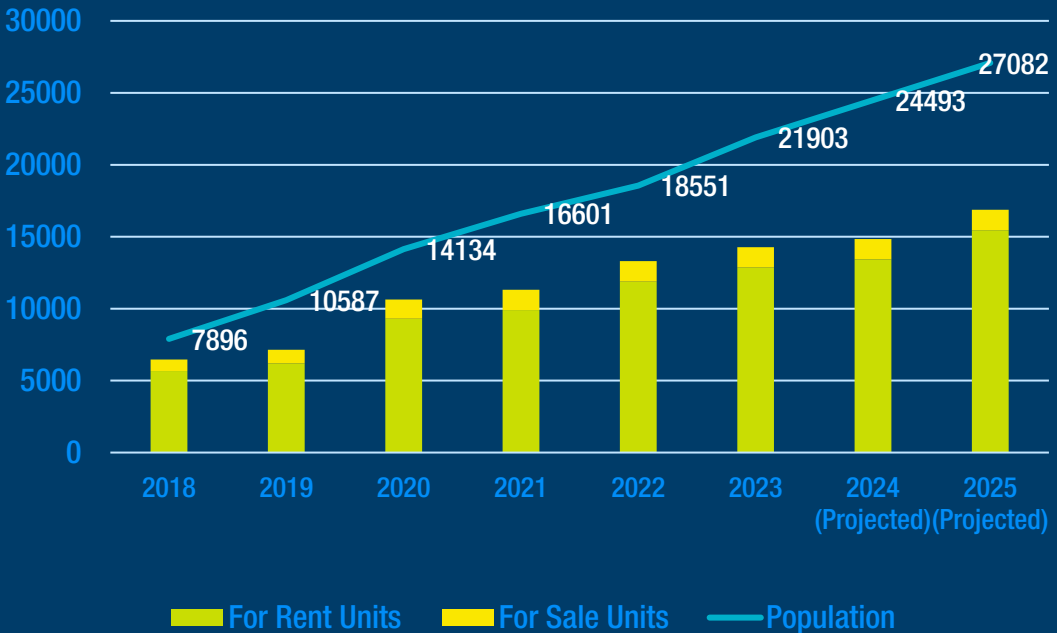
45 Q/Moxy

# Population Boom



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Capitol Riverfront Housing Stock and Population



## EXISTING

14,276 Units  
52 Projects

## UNDER CONSTRUCTION

2,068 Units  
3 Projects

# Office Highlights

**UNDER CONSTRUCTION IN 2023:**  
15,000 SF



The Stacks Phase I

**BREAKING GROUND IN 2024:**  
41,000 SF



Volunteers of America HQ

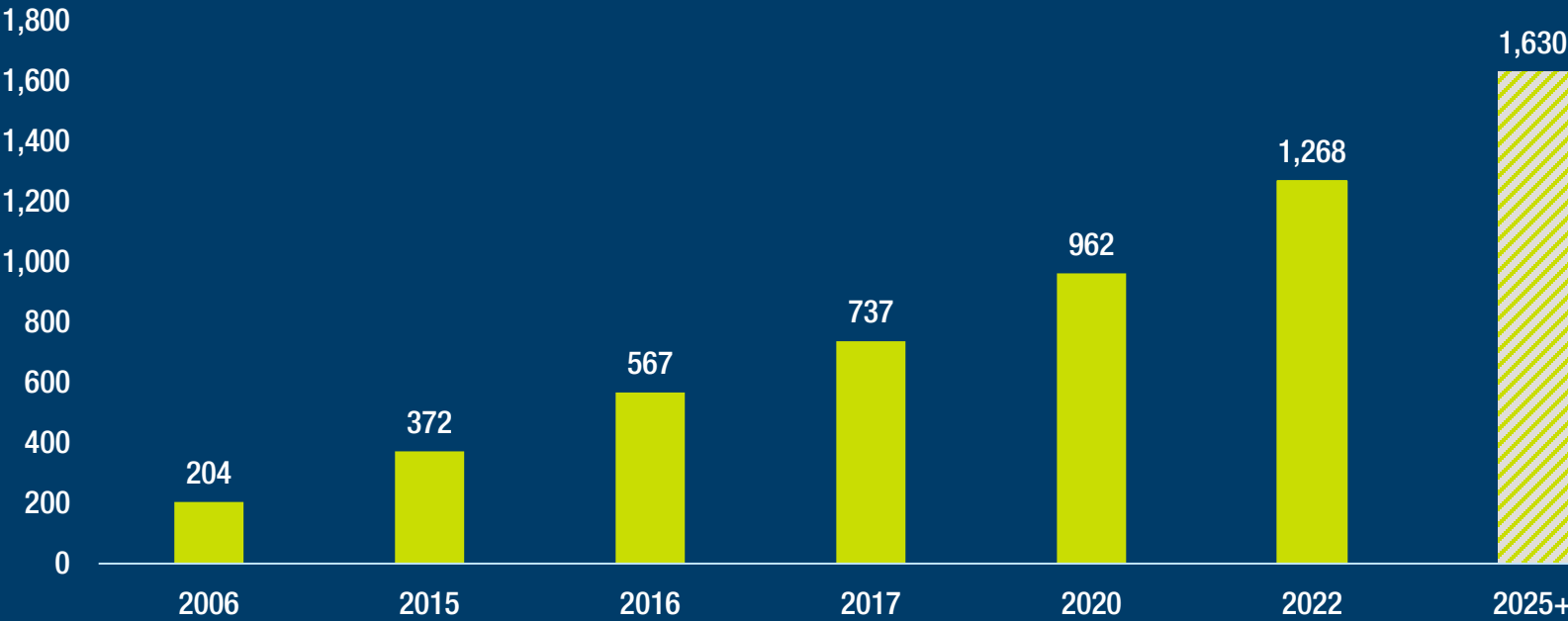
**Commercial Market** welcomes the return of employees:

- ✓ 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



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Stacks Hotel TBA

# 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



91 Food & Beverage

82 Other Retail

173 Total Retailers

# Parks & Open Space



Canal Park



Yards Park



## Park Maintenance

- ✓ Lighting upgrades & replacements
- ✓ Water pump repairs & maintenance
- ✓ Lawn panel replacements
- ✓ Planting bed replacements
- ✓ Restoration of park tables & chairs
- ✓ Monitoring & maintenance of water quality & filtering systems
- ✓ Repairs to boardwalk & pavers

# Programming Highlights



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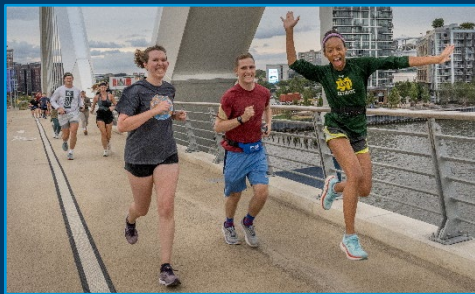
**Year-Round Activations**

**Riverfront Recreation**



**Community Engagement**

**Exciting Entertainment**



**88**  
BID-Sponsored  
Community Events

**24,900+**  
Petalpalooza Visitors

**2,200+**  
Movies on the Pitch  
Attendees



# Marketing & PR Initiatives



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Marketing & Outreach



Earned Media Support

Audience Engagement



August 10, 2023



**FRONT**  
page news

National Farmers Market Week Fun



Dynamic Digital Content

44%  
Average Newsletter Open Rate

90+  
Businesses & Community Members Supported through Marketing Efforts

# Looking Ahead... 2024 Focal Point

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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## NAVIGATING TRANSITIONS TOGETHER

A Year of Partnerships and Growth



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