



# CAPITOL RIVERFRONT

**Washington Building Congress**

**Capitol Riverfront Case Study**

**June 16, 2016**

# ABOUT THE CAPITOL RIVERFRONT



**500 ACRES**

**37M SF at  
Build-out**

**1** BASEBALL STADIUM

**9** ACRES OF PARKS

**32** RESTAURANTS

**5,500** RESIDENTS

**34,000** EMPLOYEES

**3M** VISITORS/YEAR

# LIVE | WORK | PLAY



5,500  
Residents



34,000  
Employees



9 Acres of  
parks +  
1 Ballpark



# CAPITOL RIVERFRONT IS 5 BLOCKS SOUTH OF CAPITOL GROUNDS



**500 ACRES**

**37M SF at  
Build-out**

**15M** sf office

**14K** units of housing

**900K** sf of retail

**1,500** hotel rooms

**4** new parks

**2** stadiums

**2** new bridge systems

# OUR GROWTH BUILT ON A SOLID FOUNDATION



- Rediscovering the **Anacostia Waterfront** – vision for a world class river experience coupled w/political will of Mayor Williams
- Strategic **investment in Metro**
  - Densification around Metro stations
  - Growth along the Green Line
- **Population surge**, with particular growth in Millennial demographic
- **Investment in public parks** – community, sense of place, identity, shifted neighborhood's perception
- **Public investment** – Nationals Park, PILOT for Southeast Federal Center, BRAC, Capper HOPE VI, infrastructure
- **Master planned neighborhood** – a mix of uses & density, centered on Metro's Green Line transit (TOD)

# PUBLIC INVESTMENT HAS DRIVEN PRIVATE REINVESTMENT - \$1.4 BILLION TO DATE

- Started in **1995** with BRAC decision to relocate NAVSEA
- Public investment in neighborhood – over **\$1.4 billion**
  1. PILOT for Federal DOT – **\$70 M**
  2. PILOT for SE Federal Center (Yards) – **\$98 M**
  3. PILOT for Arthur Capper Carrollsburg – **\$35 M**
  4. HOPE VI Funding for ACC – **\$50 M**
  5. Nationals Park Financing – **\$680 M**
  6. Canal Park Construction – **\$14 M**
  7. 11<sup>th</sup> Street Bridges Construction – **\$300 M**
  8. SE Water/Sewer Assessment District – **\$13 M**



# BRAC CONSOLIDATES NAVSEA AT NAVY YARD – 8,000 NEW EMPLOYEES/OFFICES

## 1996-98: 2 M SF IN NEW CONSTRUCTION



# 2003 AWI FRAMEWORK PLAN





# FEDERAL DOT HEADQUARTERS LOCATED TO CAPITOL RIVERFRONT

- Site selected in 2003, building opens in 2007
- DOT PILOT funds infrastructure & other site costs
- 7,000+ employees, brands neighborhood as office market



# ARTHUR CAPPER CARROLLSBURG

## HOPE VI – 2003

707 AFFORDABLE UNITS

1,100 MARKET RATE UNITS



# SE FEDERAL CENTER PILOT – THE YARDS (42 ACRES) 2004

2,800 HOUSING UNITS; 400K RETAIL; 1.8M COMM.; 5.5 ACRE PARK



FORESTCITY

be out FRONT



# NATIONALS PARK – OPENS 2008



- \$650+ M investment by DC Government
- Stabilizes & enhances land values
- Introduces neighborhood to region of 6 M people
- Leads to infrastructure upgrades
- Reinforces AWI Framework Plan

# DC'S FASTEST GROWING NEIGHBORHOOD

**8** APARTMENT BUILDINGS  
UNDER CONSTRUCTION

**2** HOTELS UNDER  
CONSTRUCTION

**1** OFFICE BUILDING UNDER  
CONSTRUCTION

**59** RETAILERS AND GROWING

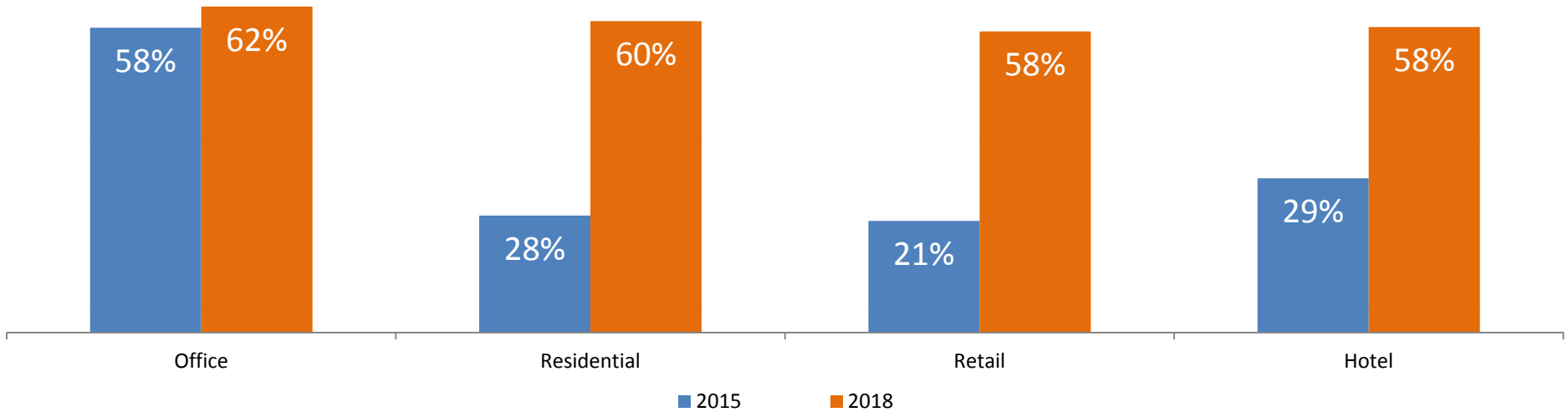
**2.5 M** SF IN THE PIPELINE  
AROUND THE BALLPARK

**7** CONDO BUILDINGS BREAKING  
GROUND IN 2016



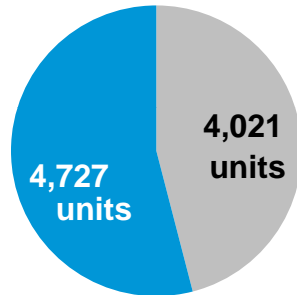
# CAPITOL RIVERFRONT WILL ACHIEVE 60% BUILD-OUT BY 2018

Existing & Pipeline Development as a Share of All Planned New Development in the Capitol Riverfront



# RESIDENTIAL, RETAIL, & HOTEL STOCK WILL MORE THAN DOUBLE BY 2018

## Residential



Arris



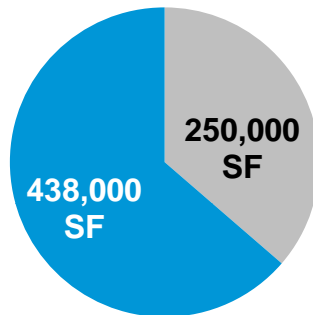
Insignia on M



Park Chelsea



## Retail



East Half



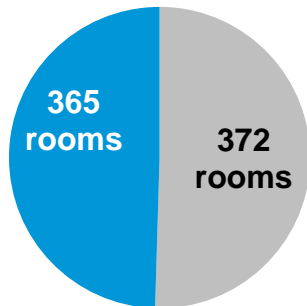
Whole Foods



Showplace ICON Theater



## Hotel



Existing in 2015  
 Delivering by 2018

Hampton Inn



Homewood Suites



# CAPITOL RIVERFRONT CAPTURED MORE APARTMENT GROWTH THAN ALL OTHER DC NEIGHBORHOODS

**3,756**

Apartment construction starts in D.C. (2015)

**32%**

Capitol Riverfront capture of D.C. apartment construction starts (2015)

Source: Delta Associates

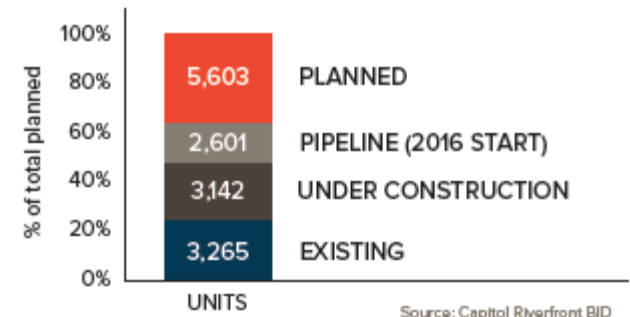




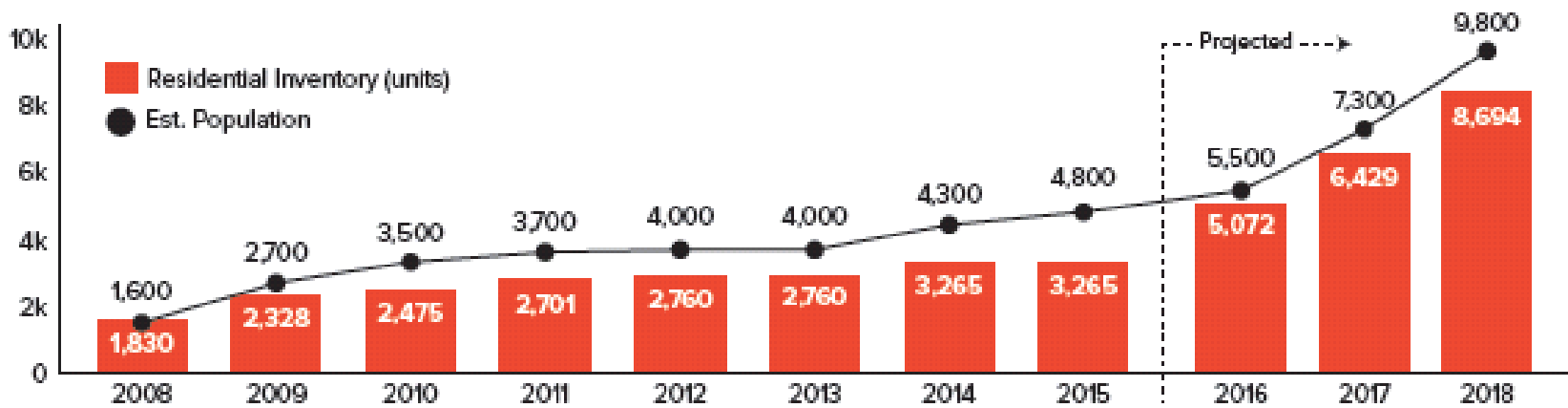
# RESIDENTIAL GROWTH BOOM

- Ten new apartment buildings (3,142 units) were under construction as of 4Q 2015
- Seven apartment buildings (1,811 units) breaking ground in 2016/17
- Seven condominium buildings (around 850 units) breaking ground in 2016/17

EXISTING, UNDER CONSTRUCTION, PIPELINE, AND PLANNED RESIDENTIAL INVENTORY 4Q 2015



RESIDENTIAL INVENTORY AND ESTIMATED POPULATION 2008-2018





**34,000**

**DAYTIME  
EMPLOYEES**



**5,500**  
**RESIDENTS**

9

ACRES OF  
PARKS



avid Galen

18

FRIDAY  
CONCERTS



# 1 ICE SKATING RINK



**3** MILLION TOTAL VISITORS



32

RESTAURANTS







**160,000**

**SF RETAIL UNDER  
CONSTRUCTION**

# 1 HARRIS TEETER, VIDA, SWEETGREEN, TAKOREAN, BANG SALON



# 1 WHOLE FOODS GROCER + 762 APT. UNITS



Source: WC Smith

16

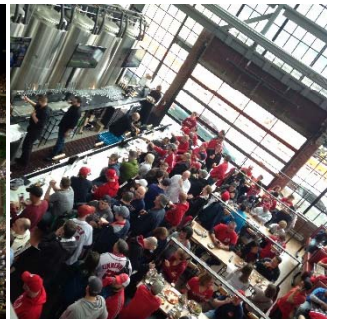
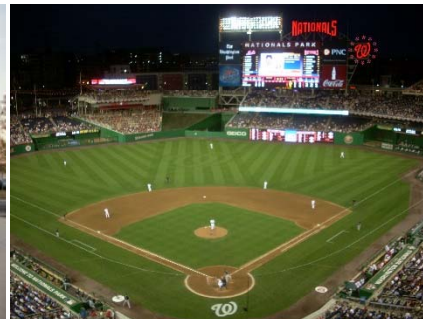
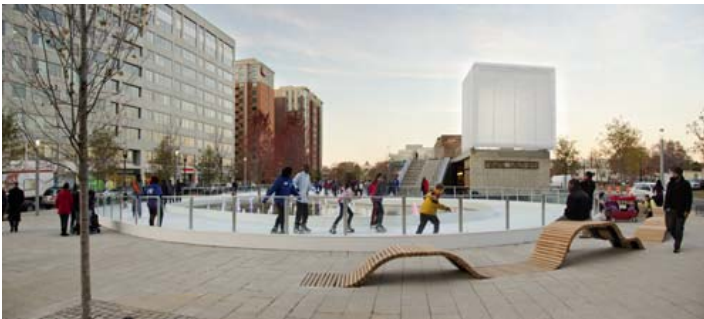
SCREEN  
MOVIE  
THEATER



# 1 DCPS ELEMENTARY SCHOOL



# ACCESSIBILITY



# CAPITOL RIVERFRONT IS MULTI-MODALLY CONNECTED

**1** mile contiguous riverfront trail

**5** Capital Bikeshare Stations

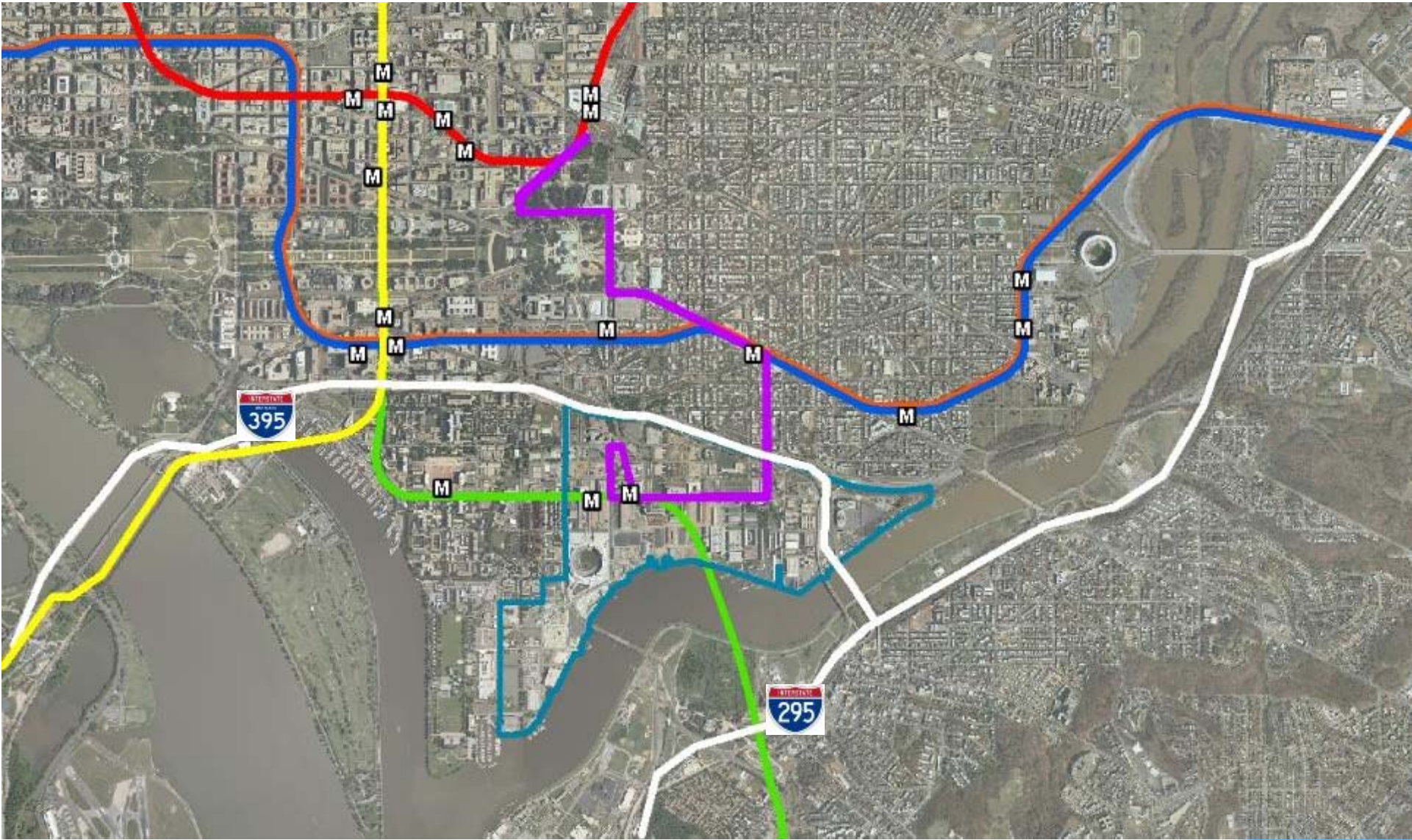
**10** minute headways on Circulator

**9,411** average daily riders at  
Navy Yard/ Ballpark Metro

**I-295 & I-395** accessibility



# COMPETITIVE ADVANTAGES: REGIONAL ACCESS





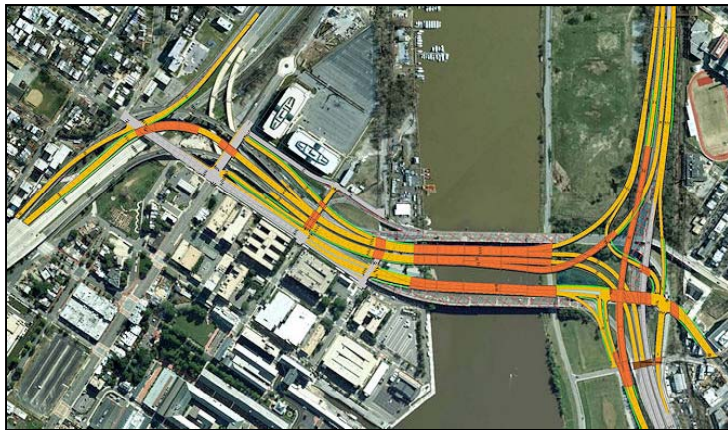
# TRANSPORTATION PROJECTS STILL SHAPE US



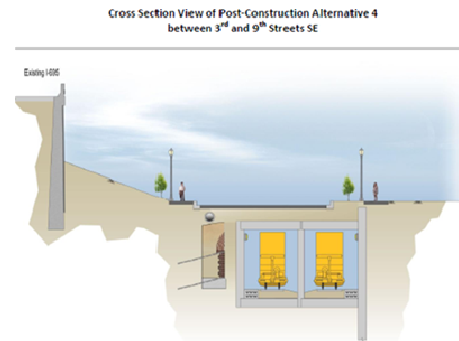
New S. Capitol Street Bridge



Southeast Boulevard Connection



11<sup>th</sup> Bridges Project



CSX VA Avenue Tunnel Project

# MARKETS OVERVIEW



# CAPITOL RIVERFRONT IS A MIXED-INCOME NEIGHBORHOOD

- **3,242 apartment units<sup>1</sup>**
  - \$2.76 / SF – average rent<sup>2</sup>
  - 96% – average stabilized occupancy
  - 24 units/mo – 2014 average absorption
  - 22% affordable
- **780 for-sale units**
  - 100% sold
  - \$432 – Average sale \$/SF in 2013
  - 9% affordable

<sup>1</sup> Includes all residential units within BID boundaries plus Camden South Capitol

<sup>2</sup> Average effective rent reflects market rate apartments built after 2008 as of 2Q 2014



Capitol Quarter Townhomes



100 at Capitol Yards



Camden South Capitol

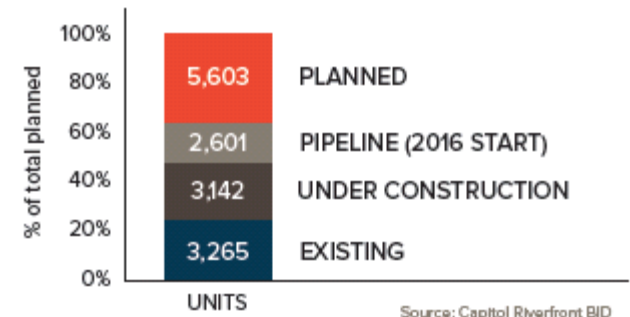


Foundry Lofts

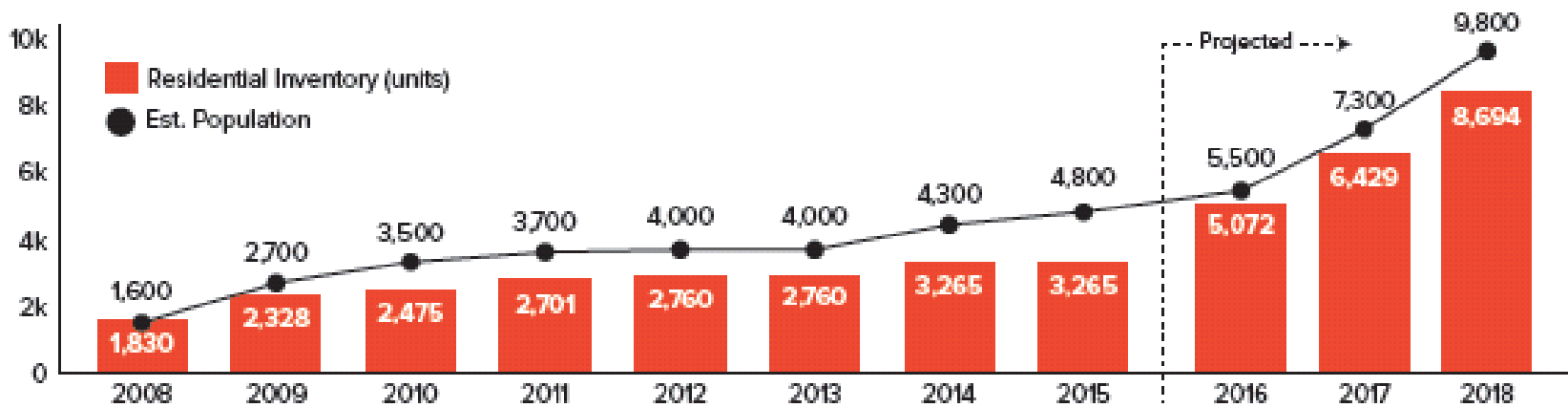
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EXISTING, UNDER CONSTRUCTION, PIPELINE, AND PLANNED RESIDENTIAL INVENTORY 4Q 2015



## RESIDENTIAL INVENTORY AND ESTIMATED POPULATION 2008-2018



# SURVEY DEMOGRAPHICS

	Residents	Employees	Visitors*
<b># Respondents</b>	<b>560</b>	<b>372</b>	<b>152</b>
Ages 18-34	72%	38%	
Female	60%	55%	
Race/Ethnicity			
White	85%	65%	
Black	8%	28%	
Asian	5%	6%	
Latino	7%	4%	
Bachelor's degree or higher level of education	95%	80%	
Household incomes of \$100,000 +	59%	54%	
Children in household	10%	36%	
Pets in household	39%	49%	

SOURCE: Capitol Riverfront BID 2015 Perception Survey

\* The visitor response rate was not statistically significant therefore survey responses were not used to draw inferences about the demographics of Capitol Riverfront visitors.

# CAPITOL RIVERFRONT IS AN OFFICE SUBMARKET

**13** privately-owned office buildings

**6.9 million** SF of office space

**7%** 1Q 16 private market vacancy rate

**\$40-\$45 PSF** 1Q 16 avg. Class A full service asking rental rate\*

**58%** built-out

\* Source: CoStar 1Q 2016, Cushman Wakefield 1Q 2016, Studley Savills 1Q 2016



# GROWING OFFICE INVENTORY

## 3 NEW OFFICE BUILDINGS COMING SOON



### 99M

- Developer: Skanska
- 220,000 SF Office; 11,000 SF retail
- Delivering mid-2017



### 1M

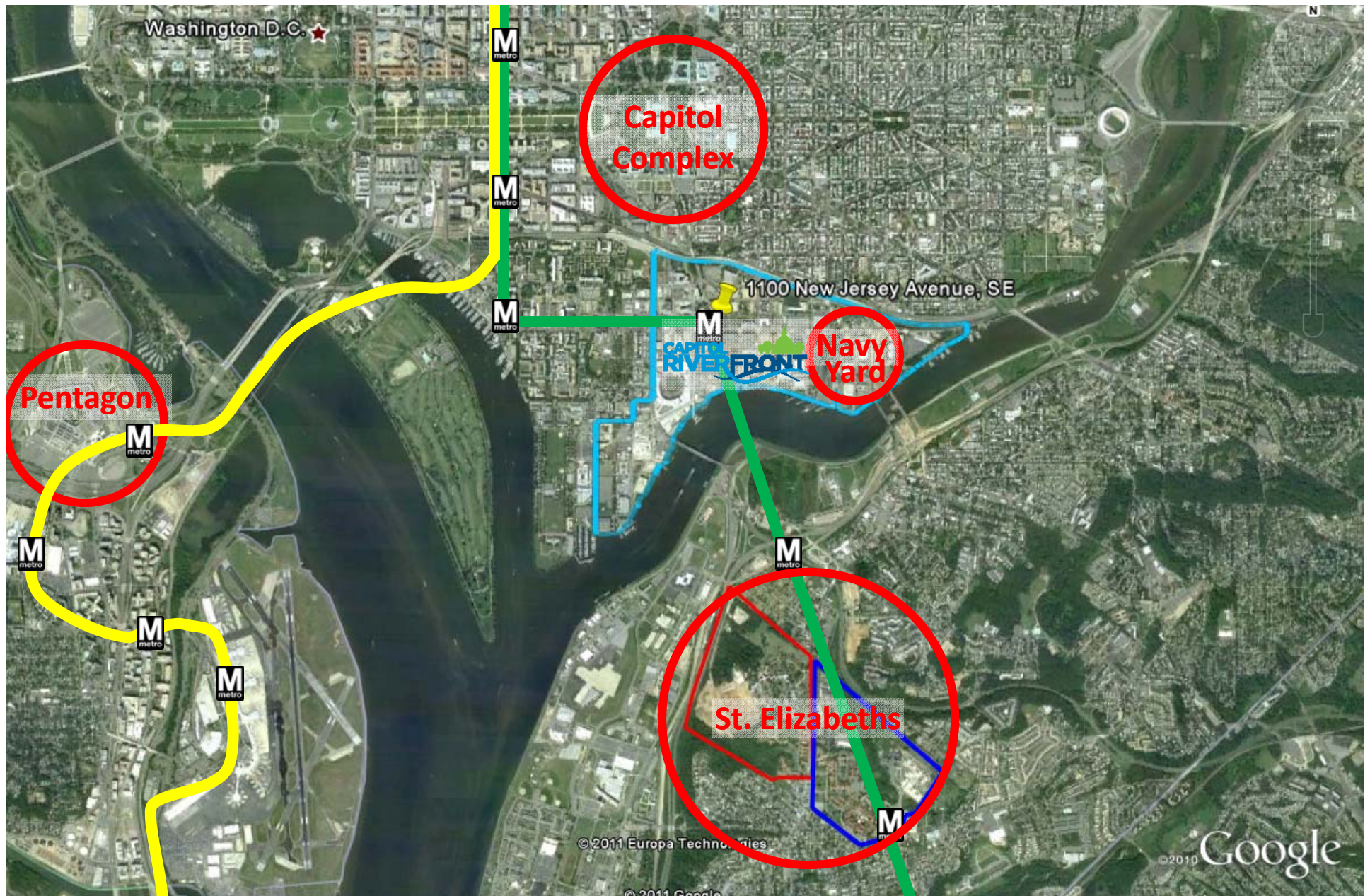
- Developer: Monument Realty
- 116,000 SF Office
- Delivering mid-2018
- Tenant: National Association of Broadcasters



### DC Water HQ

- 167,000 SF Office
- Tenant: DC Water
- Estimated development cost: \$55M
- Delivery: mid-2017

# CAPITOL RIVERFRONT IS SITUATED AT THE CENTER OF FEDERAL ACTIVITY





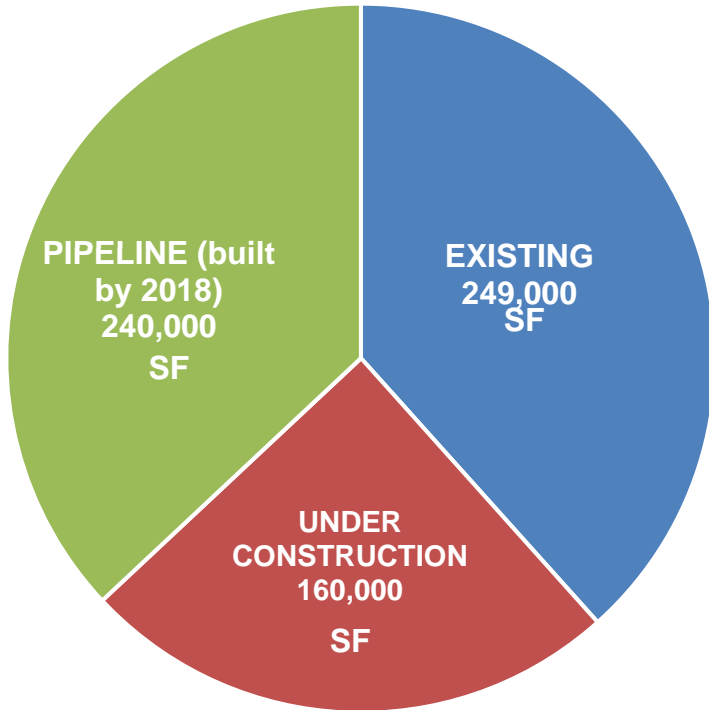
# Q2 2016 DEVELOPMENT UPDATE

## COMMERCIAL DEVELOPMENT

- **160,000 SF Retail currently under construction:** includes Agora (35,000 SF Whole Foods); F1RST (25,000 SF); Insignia on M(11,000 SF); Dock 79 (20,000 SF); 909 Half Street (20,000 SF)
- **Homewood Suites & Marriott Residence Inn** hotels under construction
- **One office building (Skanska – 99 M)** under construction, 3 more breaking ground in 2016/17
- **Harris Teeter and Vida Fitness** now open (78,000 SF retail)
- **Now Open:** Hugh & Crye clothing, Banfield Pet Hospital, Due South



# EXCITING NEW RETAIL COMING SOON



- **Existing:** Harris Teeter, Vida, 30+ restaurants, Banfield Pet Hospital, Hugh & Crye, Pacers, and more!
- **Under construction:** Whole Foods, Circa, Philz, Chop't, Taylor Gourmet, and more!
- **In the pipeline:** Showplace ICON Theater, District Winery, and more!





# RETAIL ANCHORS OPEN & MORE COMING...



Summer 2017



2018/19

# 2018: BALLPARK DISTRICT EMERGES



1244 South Capitol

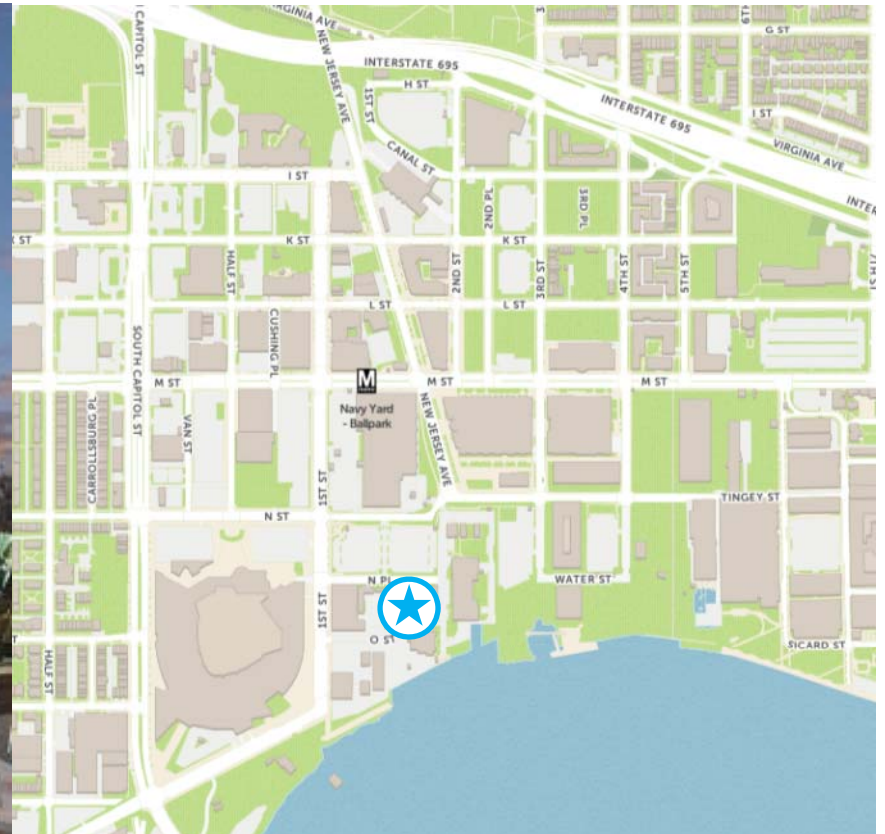


# ENTERTAINMENT RETAIL COMING

## Showcase ICON Movie Theater, 16 screens

Developers: Forest City

Estimated Delivery: 2017/18



# NEW HOTELS OPENING SOON

## 737 ROOMS IN THE CAPITOL RIVERFRONT

Hotel Flag				
Opening Date	2006	2015	2016	2017
Keys	204	168	195	170
Location	L & New Jersey	1 <sup>st</sup> & N St	50 M St	1 <sup>st</sup> between M & N St.

# CAPITOL RIVERFRONT IS A SPORTS DESTINATION

Nationals Stadium



Proposed DC United Stadium

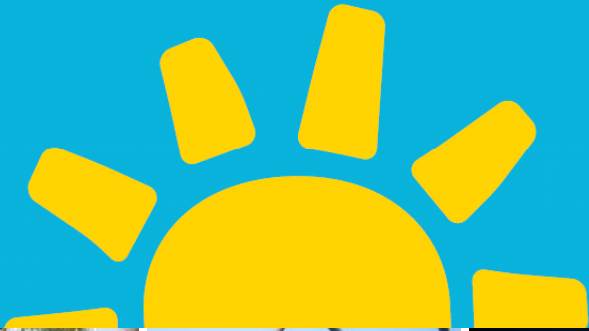




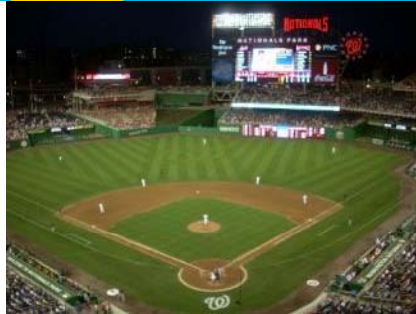
# BUZZARD POINT FRAMEWORK

- Soccer stadium as anchor & catalyst for new mixed use development: up to **8 M SF** (6,000 housing units)
- New land use patterns w/a mix of uses & densities
- New street patterns w/connections back to Nationals ballpark
- System of parks & open spaces
- Access to Anacostia river & new riverwalk trail
- Connections to Metro stations at Navy Yard & Waterfront
- Creates connectivity between SW & SE Washington – fills the “gap”





# CAPITOL RIVERFRONT



[www.capitolriverfront.org](http://www.capitolriverfront.org)



# WE DO THIS EVERY DAY.

# CAPITOL RIVERFRONT IS A FITNESS DESTINATION

## The Washington Post

Anacostia River Shapes Up  
as a Fitness Destination  
8/22/13

“Swing by the Yards Park on a Friday  
night this summer and you can get a  
glimpse of the river’s future.”

Kayaking at Ballpark Boathouse (Diamond Teague Park)



Trapeze School at The Yards



Yoga in Yards Park



# YARDS PARK: REGIONAL WATERFRONT DESTINATION



# YARDS PARK



# CANAL PARK: NEIGHBORHOOD CENTRIC



# ANACOSTIA RIVERWALK TRAIL



# RIVERFRONT RECREATION



**Ballpark Boathouse**

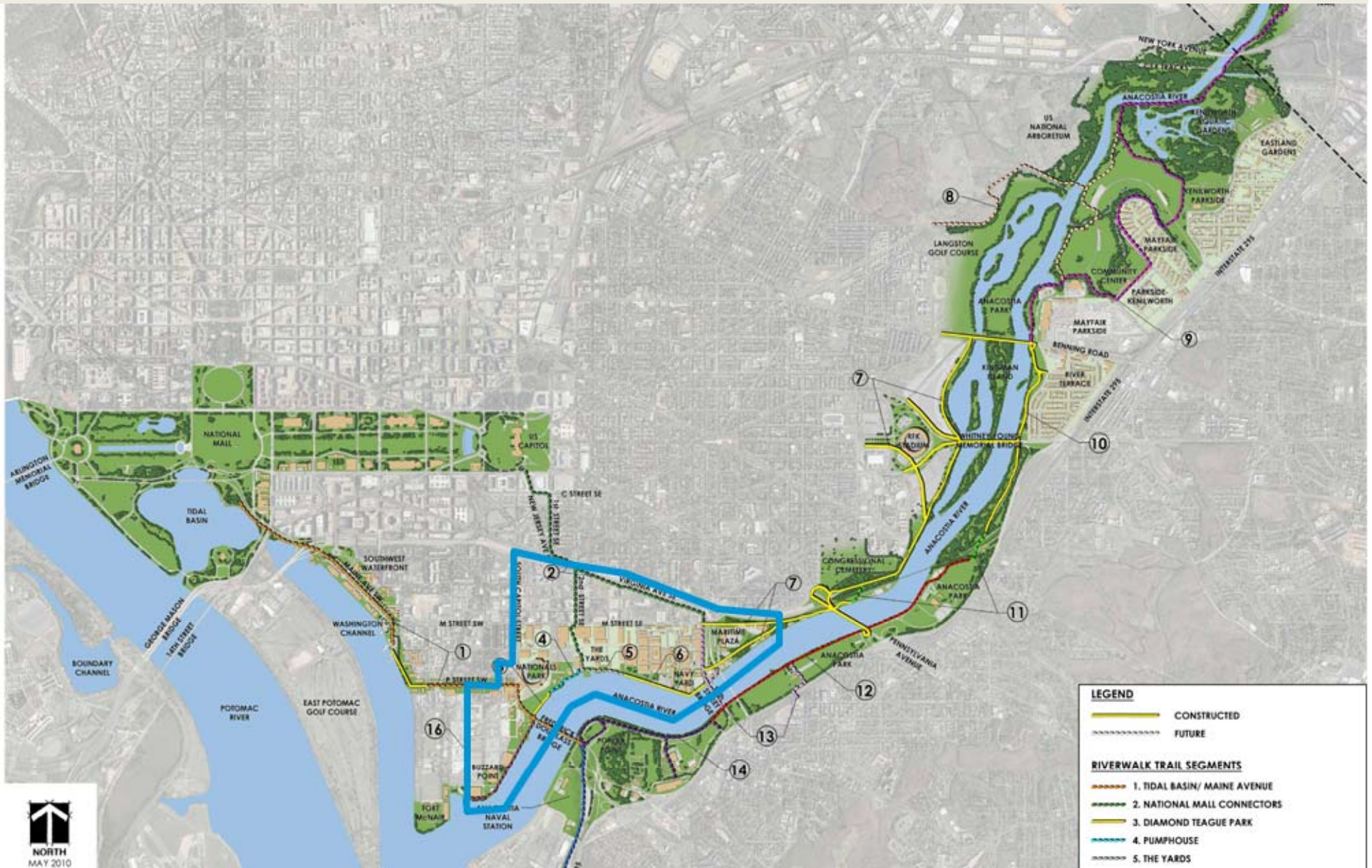


**Anacostia Community Boathouse**





# ANACOSTIA RIVERWALK TRAIL





**Capitol Riverfront BID**  
**1100 New Jersey Avenue, SE**  
**Washington, DC 20003**  
**[www.capitolriverfront.org](http://www.capitolriverfront.org)**

**Michael Stevens AICP**  
**President**