TOD & ETOD in Washington, DC’s Center City & METRO area

Presented by
Michael Stevens, AICP
Executive Director, Capitol Riverfront BID
“How Close Am I to a Metro Station?”
WMATA Ridership

743,961
FY2011 Average Weekday Ridership

~30% of DC commuters arrive by Metro
Historical Washington, DC Job Growth

Delta Associates, BLS, June 2011
Crystal City
- Goal investing $233 over next 5 years
- Enabling 16 million sf of development

Tyson's Corner
- 4 planned Metro Silver line stations by 2013
- Goal 45 million sf office by 2030

Purple Line
- X planned Metro stations
- Improved access between Bethesda and Silver Spring

R-B Corridor
- 23 Million Existing office SF
- 3.5M+ of office under construction or planned

Crystal City
- Goal investing $233 over next 5 years
- Enabling 16 million sf of development
**Center City: Access + Mobility**

**Downtown DC, Golden Triangle & West End**
- 95 Million SF of Office today
- Approaching Build-out

**NoMa & Capitol Riverfront**
- Growing Employment Centers
- Zoned to capture portion of continued growth
- Metro station added to NoMa via Public-Private Partnership
NoMa

Planned to be a release valve for GSA tenants as well as mixed-use residential/retail community

Public Private Partnership to add a Metro station in 2004
- $35M Private
- $44M from DC Gov.
- $31M from Fed. Gov.

40,000
Daytime employees today

12 M SF of office
21 M SF of office at build-out
Washington, DC’s Capitol Riverfront

- 20 mile riverwalk trail
- Nearly 500 acres
- 36+ million total SF
- 2 miles of riverfront
- 3 new parks (12.5 acres)
# Development Overview

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<tbody>
<tr>
<td>Completed</td>
<td>6,888,040</td>
<td>172,129</td>
<td>2,427</td>
<td>204</td>
<td>10,982,493</td>
<td>$2.5 billion</td>
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<td>Under Construction</td>
<td>362,000</td>
<td>54,500</td>
<td>609</td>
<td>0</td>
<td>1,024,500</td>
<td>$566 million</td>
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<td>Planned</td>
<td>8,148,130</td>
<td>755,487</td>
<td>6,096</td>
<td>921</td>
<td>24,719,935*</td>
<td>$6 billion</td>
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<td>Totals</td>
<td>15,398,170</td>
<td>982,116</td>
<td>9,132</td>
<td>1,125</td>
<td>36,726,928*</td>
<td>$9.1 billion</td>
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Source: Capitol Riverfront BID 3Q 2011  
*Total sq. ft. numbers include the allowed zoning by right on lots where a building program has not yet been determined
Regional Access

Navy Yard Metro Station Opened in 1991 as first phase of Green Line Metro corridor
Capitol Riverfront Employment Center

35,000
Daytime employees today

7.2 M SF of office
15+ M SF of office at build-out

3,300+ Residents
16,000+ residents at build-out
US DOT HQ

2 Million SF

6,750 employees

Only 900 Parking Spaces

Opened in 2007

across from Metro Station
3,036 Existing/under cons. residential units, 92% occupied (3,300 residents, 31,570+ within 1 mile)

7.2 million total SF existing/under cons. office space, (35,000 daytime population)
Capitol Riverfront Metro Ridership

8,300+
average weekday ridership

65%
% of baseball game attendees
Primary Mode of Transportation to Work

2011 Capitol Riverfront Employee Survey

- 30% Metrorail
- 11% Metrobus
- 4% Circulator Bus
- 4% Commuter Bus
- 3% Car/Drive
- 1% Bike
- 2% Walk

49%
Demand Drivers

- Proximity to Capitol Hill
- Height constrained nature of DC
- Transportation Access
- Proximity to St. Elizabeths
- Proximity to Pentagon
- Improved Amenity Base
- Navy Yard demand
- **All on the riverfront**

Map showing:
- Capitol Hill
- Pentagon
- Navy Yard
- St. Elizabeths
Street Car – Connecting the Center City
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