



2016

# ANNUAL REPORT



**SWBID**  
SOUTHWEST BUSINESS  
IMPROVEMENT DISTRICT



# "A BIG YEAR OF SETTING AN AMBITIOUS VISION, AND GETTING STARTED"

## A message from the Southwest BID

In mid-2012, a group of forward-thinking Southwest D.C. stakeholders came together to explore the establishment of a Business Improvement District for the area. This year, we were proud to formally launch the Southwest Business Improvement District (SWBID) with aims to strengthen the community's identity and enhance the safety, attractiveness, connectivity, and vibrancy of the Southwest quadrant of D.C.

The SWBID has developed a team of highly trained and readily visible Ambassadors that serve as street concierges and stewards of the public realm. After just a few months of focus on enhanced cleanliness of the BID area, it became clear that the needs of the area, as well as the capabilities and capacity of the team, greatly exceeded what BIDs typically undertake. In October of 2016, we brought our Ambassador team in-house and look forward to continued growth in the services that we can provide.

From our office at Arena Stage, we've witnessed the successful completion of 525 Water, the first building of the major new District Wharf development to be completed. The Wharf will bring more visitors to our area, kicking off a major period of growth.

With the projected growth for this area, we focused on beautification and lively programming to activate space in the neighborhood. At 7th and Maryland Ave SW, we brought in comfortable furniture to create space for people to gather and enjoy an outdoor lunch. At the Lot

at 4th and M, we launched a Saturday farmers market and MarketSW, a monthly arts and crafts market, to enliven the area and provide a space for community members to connect with one another.

We thank Arena Stage for providing us with the office space we needed to get started in our first year of operations and gave them a warm goodbye as we've moved into our new location on 4th Street. We also extend a warm thank you to our board members for their vision and support as we took on ambitious projects. We are confident in the strong foundation that we've built over this past year, and we thank our committed community members for their partnership and all of the work that they've poured into this neighborhood in years past.

This has been a big year of establishing a new baseline, setting an ambitious vision, and getting down to work. We've seen major successes in cleanliness, staff development and space activation in Southwest, D.C., and we cannot wait for what comes next.



Steve Moore



Geoffrey Griffis



## The Southwest Business Improvement District

The Southwest Business Improvement District (SW-BID) is situated in the Southwest quadrant of Washington, D.C. It weaves together three distinct areas in the 500 acres south of the National Mall: Federal Center South, housing 26 federal headquarters; the Southwest neighborhood, centered around the Waterfront Metrorail Station; soon-to-be home to the new District Wharf development.

The SWBID is working to redefine the status quo for cleanliness, state of public infrastructure, beautification, and placemaking throughout Southwest D.C. We spearhead initiatives, energize community groups, and convene stakeholders on a range of topics including transportation, hospitality, building management, and the arts.

## Development Pipeline

### Completed in 2016:

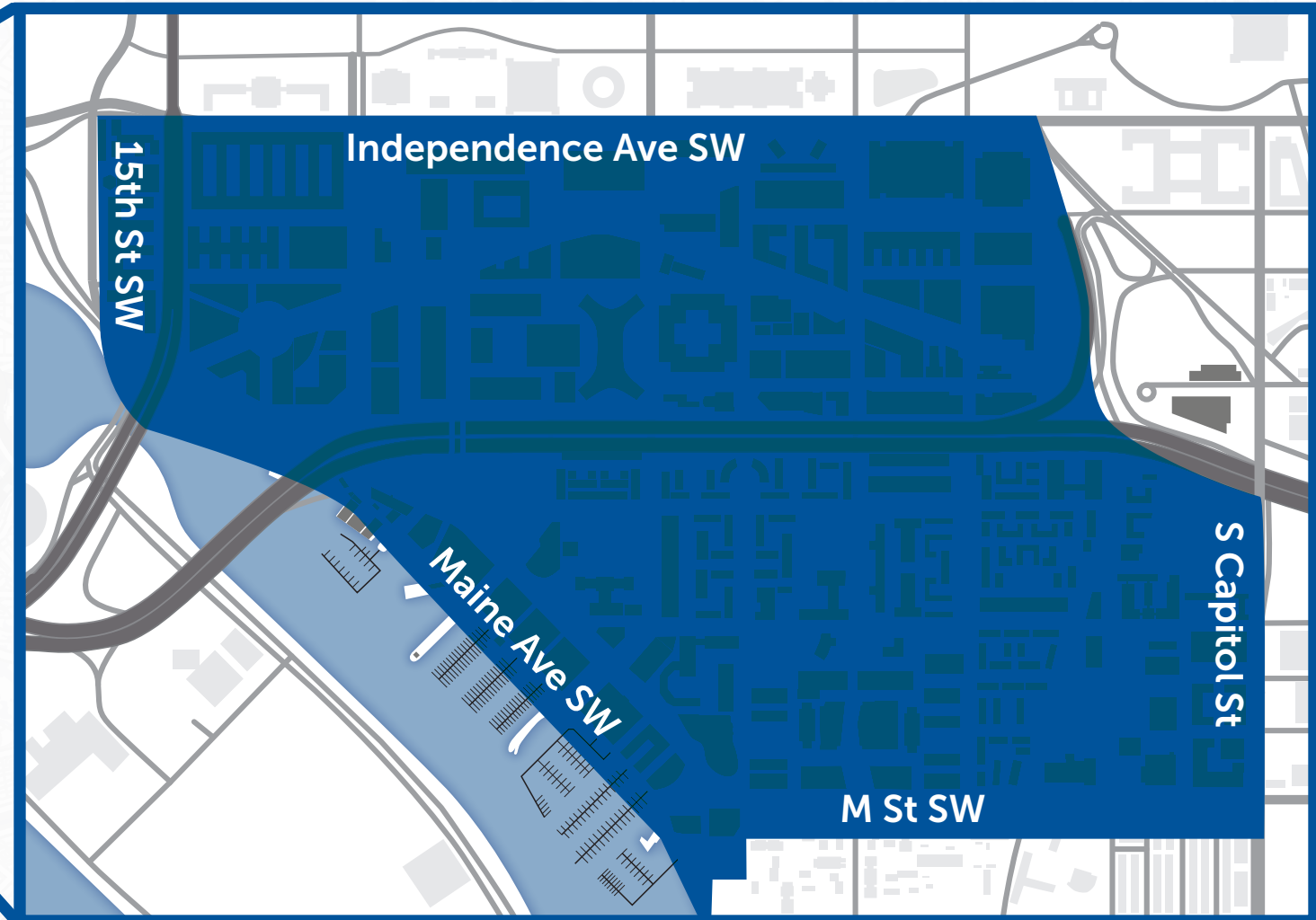
- Projects totaling 284,250 sq. feet
- 108 residential units
- 214 hotel rooms

### Under Construction:

- Projects totaling 3,462,561 sq. feet
- 1,616 residential units
- 691 hotel rooms

### Planned:

- Projects totaling 3,712,207 sq. feet
- 2,001 residential units
- 736 hotel rooms



## Financial Position

For the year ended September 30, 2016

Cash and Cash Equivalents	\$1,050,181
Accounts Receivable	\$228,498
Other Assets	\$200,566
<b>Total Assets</b>	<b>\$1,479,245</b>
Liabilities	\$275,365
Net Assets	\$1,203,880
<b>Total Liabilities and Net Assets</b>	<b>\$1,479,245</b>

## Statement of Activities

For the year ended September 30, 2016

<b>Revenues</b>	
BID Tax	\$1,469,897
Contract Revenue	\$1,183,533
Other Revenue	\$28,175
<b>Total Operating Income</b>	<b>\$2,681,605</b>
<b>Expenses</b>	
Program Services	\$1,317,649
General and Administrative	\$608,619
<b>Total Cash Expenses</b>	<b>\$1,926,268</b>
<b>Change in Net Assets</b>	<b>\$755,337</b>
<b>Beginning Net Assets</b>	<b>\$448,543</b>
<b>Total Net Assets</b>	<b>\$1,203,880</b>

## SWBID Staff

As of December 2016

<b>Steve Moore</b>	Executive Director
<b>Lexie Albe</b>	Place Making Manager

## SWBID Board of Directors

As of September 2018

<b>Dawud Abdur-Rahman</b>	GSA-NCR
<b>Suzie Boggs</b>	JBG
<b>Rebecca Buchanan</b>	Vornado/CES
<b>Tom Cicotello</b>	Clark Enterprises
<b>Edgar Dobie</b>	Arena Stage
<b>Steve Flippin</b>	CSX
<b>Geof Griffis</b>	CityPartners
<b>Chuck Gullakson</b>	CSX
<b>Monty Hoffman</b>	HMW
<b>Caroline Kruger</b>	Boston Properties
<b>Steve Moore</b>	SWBID
<b>Rodney Moulden</b>	GSA-NCR
<b>Jessica Schoen</b>	MetLife
<b>David Smith</b>	Forest City

SWBID Ambassadors



# SWBID

SOUTHWEST BUSINESS IMPROVEMENT DISTRICT  
420 4th St SW, Washington, DC 20024  
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