

SWBID Southwest Business
Improvement District

01 PEOPLE & NEIGHBORHOOD

With excellent access to jobs, retail, recreation, and entertainment, the rapidly growing SWBID is a desirable place to live. There are 19,500 people living within one mile of the center of the BID. The SWBID has a median age of 37.4 and nearly 40% have college degrees

Both residents and workers are well-served by quality retailers and restaurants. There are just under 100 retail and dining establishments in the SWBID, including the historic Municipal Fish Market.



RETAIL LANDSCAPE



ADDITIONAL
1 MILLION SQ. FT.
OF RETAIL SPACE IN DEVELOPMENT PIPELINE

\$195,175,000
TOTAL RETAIL SALES (2015)

KEY FACTS

19.5k
RESIDENTS WITHIN
1-MILE RADIUS OF
CENTER OF BID

1.65
AVERAGE
HOUSEHOLD SIZE

37.4
MEDIAN
RESIDENT AGE

36%
HAVE COLLEGE
DEGREES

\$112,000
AVERAGE
HOUSEHOLD INCOME

ACCESS 02

The SWBID is a critical hub for multi-modal transportation access within the District. There are a total of four Metro stations within the BID, with L'Enfant Plaza serving five Metro lines and two VRE commuter rail lines.

The SWBID is also the only BID in the District directly served by two interstate highways. Ronald Reagan Washington National Airport is only a four-mile drive or four-stop Metro ride away. In addition, the SWBID will soon have water taxi service.

91 BIKE SCORE

3 MILES OF BIKE LANES

9 CAPITAL BIKESHARE STATIONS

22,000 DAILY BIKESHARE TRIP STARTS

CYCLIST'S PARADISE

EASY ACCESS TO DCA

8 MINUTE DRIVE

10 MINUTE METRO RIDE

EXCELLENT HIGHWAY ACCESS

DIRECT ACCESS RAMPS TO

I-395 **I-695**

62% OF RESIDENTS WALK, BIKE, OR TAKE PUBLIC TRANSPORTATION TO WORK



RAIL HUB

5 METRO LINES

2 VRE COMMUTER RAIL LINES

SMITHSONIAN STATION
L'ENFANT PLAZA
FEDERAL CENTER
WATERFRONT STATION

VRE AT L'ENFANT STATION

91 TRANSIT SCORE

48,000 TOTAL WEEKDAY RAIL TRIPS

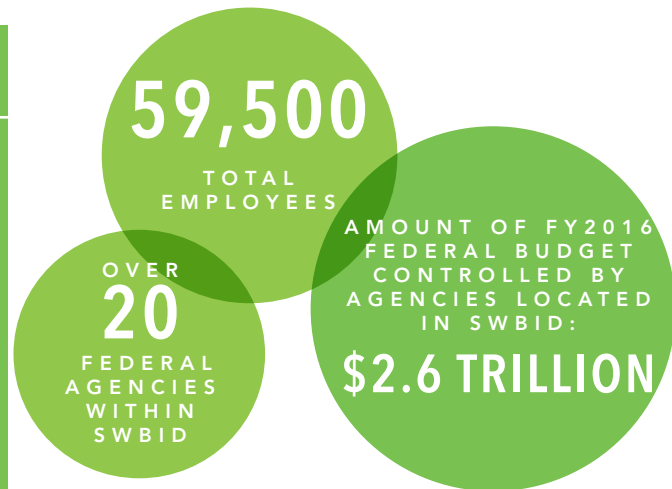
03 ECONOMY

The SWBID has long been anchored by the federal government, currently hosting over 42,000 federal employees across more than 20 agencies. Combined, the federal agencies within the SWBID control \$2.6 trillion of the annual budget.

In recent years, while still maintaining its status as the Washington region's federal hub, the SWBID's local economy has become increasingly diversified. Since 2015, the American Psychiatric Association, top lobbying firm Van Scoyoc Associates, and coworking firm MakeOffices have signed leases at The Wharf, the latter of which will become its largest location in the Washington region.

LARGEST *employers*

- Department of Agriculture
- US Postal Service
- Department of Homeland Security
- Department of Energy
- Federal Aviation Administration
- Department of Housing and Urban Development
- Department of Health and Human Services
- National Aeronautics and Space Administration
- District of Columbia Government



ATTRactions 04

The SWBID is home to the widest selection of recreational, cultural, and park destinations of any BID in the District. It is contiguous to the main campus of the Smithsonian Institution along the National Mall, which hosts more than 11 million annual visitors. Additional attractions coming soon to the SWBID include the Museum of the Bible, International Spy Museum, Wharf Hall, and a new library.

MUSEUMS & attractions

EXISTING	UNDER CONSTRUCTION
<p>11 SMITHSONIAN INSTITUTION MUSEUMS</p> <p>11,063,000 ANNUAL VISITORS</p> <p>US HOLOCAUST MEMORIAL MUSEUM: 1,700,000 ANNUAL VISITORS</p> <p>ARENA STAGE: 300,000+ ANNUAL PATRONS</p>	<p>MUSEUM OF THE BIBLE 4,500,000 ANNUAL VISITORS (EST)</p> <p>INTERNATIONAL SPY MUSEUM 700,000 ANNUAL VISITORS (EST)</p> <p>WHARF HALL 128,000 ANNUAL EVENT VISITORS (EST)</p>



PARKS & recreation

8 PARKS COVERING **18.7** ACRES

3 RECREATIONAL FACILITIES



05 REAL ESTATE

The SWBID is in the midst of a development boom. Within the next five years, 2.1 million SF of office space, 4,600 multifamily residences, 1,400 hotel rooms, and 460,000 of retail space will be added to the BID. This development is projected to bring an additional \$110 million in tax revenue to the District.



PROJECTED NEW
DEVELOPMENT RELATED
TAX REVENUE (2022):
\$110 MILLION

	Apartment Units	Condo Units	Office SF	Hotel Rooms	Cultural & Performance Venues SF
Under Constr.	1,213	220	470,000	1,062	737,000
Planned	2,931	199	1,635,000	334	296,000
Total	4,144	419	2,105,000	1,396	1,033,000

DEVELOPMENT PIPELINE	COMMERCIAL	SQ. FT.	MULTIFAMILY CONDO	UNITS
	1. The Wharf: 800 Maine Ave SW	220,000	25. The Wharf: Vio	112
	2. The Wharf: 1000 Maine Ave SW	250,000	26. The Wharf: 525 Water Street	108
	3. 425 M Street SW	312,500	27. Portals V/1399 Maryland Avenue SW	75
	4. 375 M Street SW	312,500	28. The Wharf: Parcel 9	124
	5. 870 L'Enfant Plaza SW	350,000		
	6. 555 E Street SW	30,000	HOSPITALITY	ROOMS
	7. The Portals Phase IV	410,000	29. The Wharf: Canopy by Hilton	175
	8. 500 L'Enfant Plaza SW	220,000	30. The Wharf: Hyatt House	237
			31. The Wharf: Intercontinental	278
	MULTIFAMILY RENTAL	UNITS	32. L'Enfant Plaza Hotel	372
	9. 301 M Street	185	33. L'Enfant Plaza: Homewood Suites	234
	10. Eliot on 4th	365	34. 555 E Street (Room count is an estimate)	100
	11. The Wharf: 950 Maine Ave. East Tower	276		
	12. The Wharf: 950 Maine Ave. West Tower	212	ATTRACTIONS	SQ. FT.
	13. The Wharf: Parcel 4A	175	35. Museum of the Bible	430,000
	14. The Portals Phase V	290	36. Wharf Hall	142,000
	15. Capitol Park Tower - Addition	295	37. International Spy Museum	140,000
	16. Riverside Baptist Development	173	38. New SW Branch Library	20,000
	17. St. Matthew's Redevelopment	221	39. Randall School Contemporary Art Museum	38,000
	18. The View at Waterfront	276	40. Forum Theatre	10,000
	19. 555 E Street	192	41. Shakespeare Theatre Costume Shop & Admin.	43,000
	20. Randall School - East Building	268	42. St. Augustine Episcopal Church	15,000
	21. Randall School - West Building	278	43. St. Matthew's Lutheran Church	10,000
	22. The Wharf: Phase II	320	44. Riverside Baptist Church	11,000
	23. Town Center North	175	45. Dwight D. Eisenhower Memorial Square	174,000
	24. Waterfront Station - NE Parcel	443		

