

Annual Report



NAVY YARD
BUSINESS IMPROVEMENT DISTRICT

Table of Contents

Letter from the President	3
BID by the Numbers	5
Mapping out the Future	7
Enriching the Public Realm	9
Innovation Through Partnerships	13
Physical & Economic Development	15
About the BID	17
Board of Directors	19
Staff	20
Clean Team	21



Letter From The President



Greetings from the
Navy Yard BID team

This past year — 2025 — was a complicated one. What we saw in our neighborhood mirrored what we observed across the District and across the country:

- Navy Yard made the news in ways that we would have preferred not to have. Media visibility related to public safety reached a fever pitch this year, while at the same time the data appears to be trending in a more promising direction.
- Federal policy changes – changes in foreign aid spending, Return-to-Office (RTO) mandates, and agency real estate consolidations/reconfigurations– have changed both the day-to-day rhythm of the neighborhood and the time frame for future plans.
- Despite these challenges, we still experienced moments of excitement, hope, and community, like the Washington Spirit’s run to the NWSL Finals and the Washington Defenders UFL title.

The Navy Yard is already recognized as a premier destination for sports and entertainment, and the BID is expanding its programming and activation partnerships to broaden the neighborhood’s offerings, its appeal, and strengthen its unique identity. In addition, the delivery of over 1,500 new housing units in Buzzard Point in 2025 has set the stage for an expanded center of gravity for the neighborhood.

We will be intensifying our efforts to better knit together our exceptional public spaces – Yards Park, Canal Park, Emblem Park, and Buzzard Point Park – to create a more expanded and connected sense of urbanity and activation throughout our commercial core. Our vision is to make Navy Yard the ultimate neighborhood of choice – where urban living seamlessly blends livability with lifestyle and where world-class sports and entertainment take center stage.

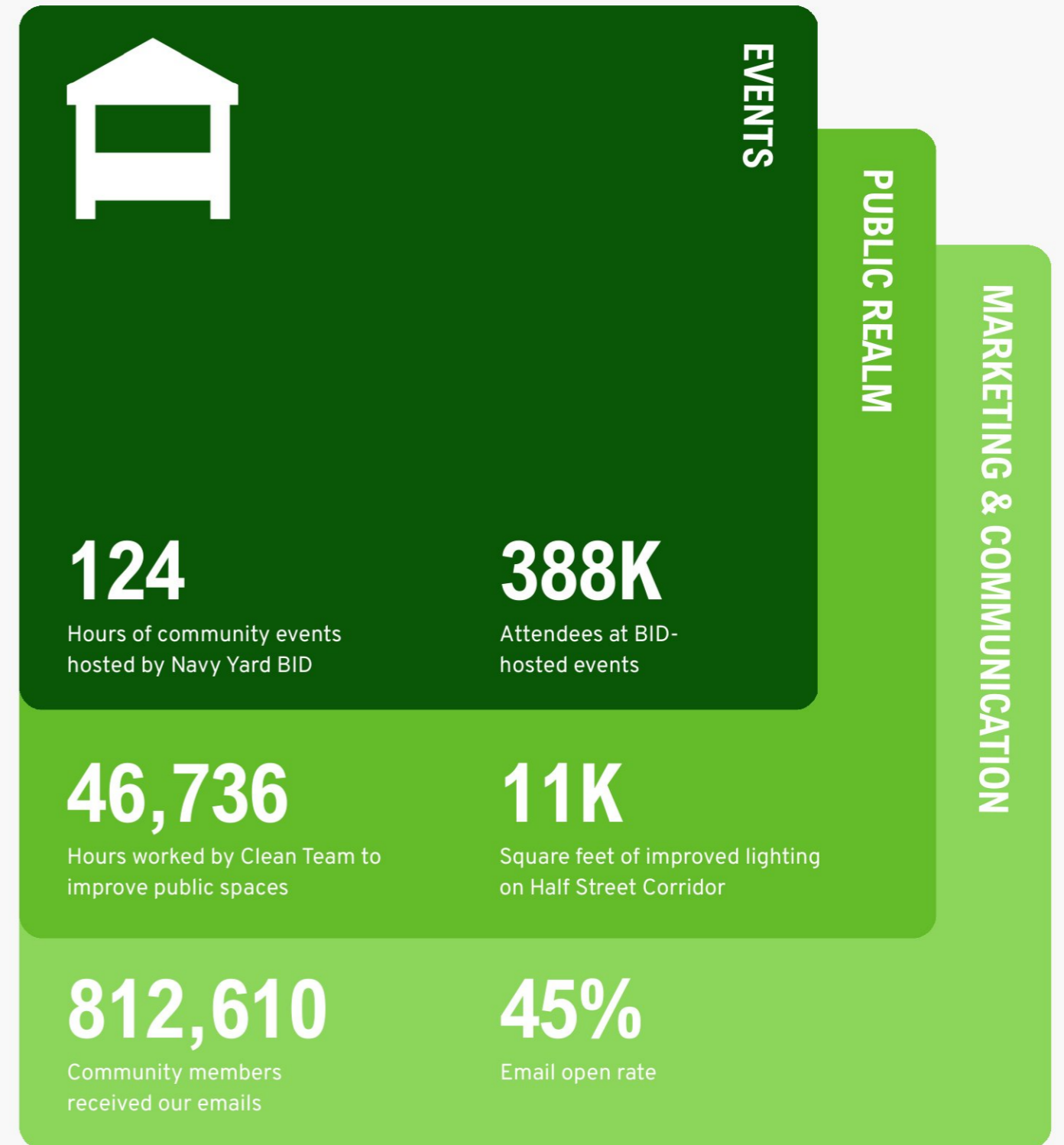
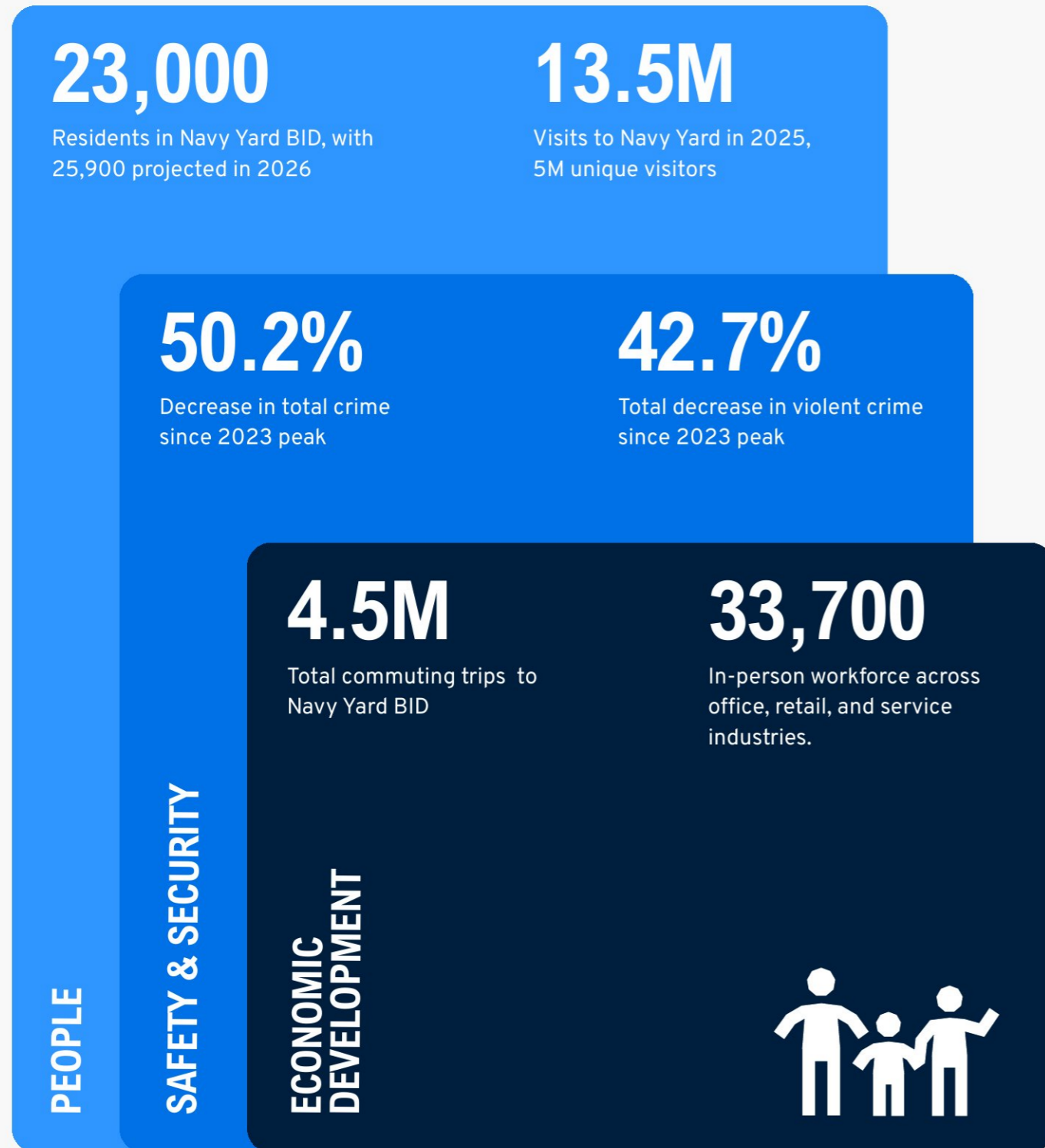
The 2025 Annual Report showcases our work towards this vision, as well as the state of development and commerce within our boundaries, and a sampling of the work done by the amazing BID staff.

Additionally, we are thrilled to share that after 19 years of helping guide one of DC’s most significant neighborhood transformations, the Capitol Riverfront BID will now operate as the Navy Yard Business Improvement District.

Thank you for being a part of this exciting journey and for your continued support! We are excited for what the future holds.

— Emeka Moneme
President, Navy Yard BID

BID by the Numbers



Mapping Out The Future

Rebranding as Navy Yard BID reflects a strategic and authentic alignment with how the neighborhood is already perceived and experienced. The name is shorter, more memorable, and widely used by residents, visitors, and businesses alike, including as the official Metrorail station, giving it instant recognition and credibility. “Navy Yard” already commands significant attention and awareness; adopting it allows the BID to harness and redirect that energy toward a cohesive narrative that supports community priorities. Importantly, the name signals the identity of the BID itself.

With abundant iconography options and a strong historical and cultural narrative, Navy Yard BID provides a flexible platform for storytelling—one that helps knit the neighborhood together while clearly positioning the organization at its center.

Since its creation, the Capitol Riverfront BID has helped shape a period of remarkable growth and brought vibrancy to the area. We are proud of that legacy and excited to carry it forward as the **Navy Yard Business Improvement District**.



ORGANIZATIONAL GROWTH: REANCHORING WITH A NEW NAME

Communications & Events

To support the next phase of the BID’s evolution, the organization expanded the team with the addition of two full-time positions – senior manager of communications and senior manager of events and programming. Both professionals are dedicated to reimagining and relaunching the BID’s communications and events strategy.

These new roles were created to lead a comprehensive rebranding effort and to modernize how we engage stakeholders, residents, visitors, and partners.

This strategic investment is focused on identity – elevating the BID’s voice, strengthening brand clarity, and ensuring consistent, high-impact storytelling across all platforms.

It will also be reflected in a refreshed approach to events and programming by prioritizing innovative concepts, curated experiences, and community-driven activations that reflect the district’s growth and identity.

To leverage this change, the BID is introducing a new sponsorship framework designed to create better value for corporate partners, unlock new revenue opportunities, and align sponsorship offerings with signature events and placemaking initiatives. Together, these efforts position the organization for deeper community engagement and long-term sustainability.

ENRICHING THE PUBLIC REALM

Emblem Park

Initiated in 2022 and completed in 2025, the Emblem Park project was envisioned to transform a former concrete and asphalt pad from a decommissioned gas station into a welcoming community gathering space and a gateway to Lower Barracks Row. The BID engaged in a collaborative planning process alongside Emblem Condominium residents, local business owners, the Advisory Neighborhood Commission, and Barracks Row Main Street to come up with a vision.

Construction began in September 2025 and was completed in November, with final site enhancements and an opening celebration planned for spring 2026. To further involve the community, the BID and its Capitol Riverfront Parks Foundation hosted planting days to enhance the site.



Bridge Spot

The BID is committed to the neighborhood it serves and always makes it a priority to listen to what the community wants first and foremost. As the team conducted outreach for the Garfield Park Bridge Spot project, it saw a strong interest to preserve the spirit of the community-created space, combined with a desire to make it better.

The District Department of Transportation (DDOT) is undertaking a comprehensive reconstruction of the underpass to create a foundation for future community-focused programming and recreational uses. This work includes paving and milling, upgraded lighting, retaining walls, ADA-compliant ramps, and other essential infrastructure improvements that will ensure the underpass is safe and accessible.

For many years, the community has wanted to bring back a full basketball court and a bigger, more permanent, and safer skate park as well as pickleball courts.

The enhanced Bridge Spot is envisioned as a flexible, multi-use space that can support a range of activities—including skateboarding, basketball, pickleball, futsal, dance, and fitness—while also providing dedicated gathering areas that can be activated both formally and informally by the community.

DDOT is expected to finish their portion of the project this spring and pickleball court construction will commence at that time.

Funding for the new pickleball courts at Bridge Spot was raised entirely by the local pickleball community, led by Washington DC Pickleball (WDCP). This deeply committed group is dedicated not only to improving the site, but also to preserving and strengthening its long-term role as a valued public community amenity. Additional funds are being raised by the Capitol Riverfront Parks Foundation for the remainder of the project.

Tingey Plaza and Square

In 2025, the BID partnered with graduate students from the Harvard Graduate School of Design to develop an urban design and activation strategy focused on Tingey Square and the broader Tingey Street corridor. Working collaboratively with stakeholders and the community, the students examined planning and design interventions aimed at attracting and retaining visitors year-round, encouraging movement along the corridor, and increasing the overall economic impact of each visit. Their work reimagines Tingey Square from a pedestrian cut-through into a legible, comfortable, and culturally distinctive neighborhood compass—orienting visitors to the waterfront, parks, stadium, and retail while inviting people to linger. The resulting comprehensive activation and design plan provided an implementation roadmap for the BID, emphasizing flexible, community-friendly public realm improvements without the need for extensive permanent construction.

Through a lease to the land from the owner and with initial funding coming from the local ANC, the BID was able to host its first Holiday Market at Tingey Plaza. To make the location more weather-proof event, the BID is exploring options including semi-permanent tent and shipping container infrastructure with plans for monthly or more frequent events.

More than 30 vendors and food sellers joined the market for the inaugural holiday event on December 12-14 and hundreds of visitors came throughout the weekend, enjoying specialty drinks, live music, and local holiday shopping. Though weather constraints closed the event early on Sunday, vendors and visitors alike reported their happiness with the market and desire to see more events like this.



Half Street Public Realm Enhancements

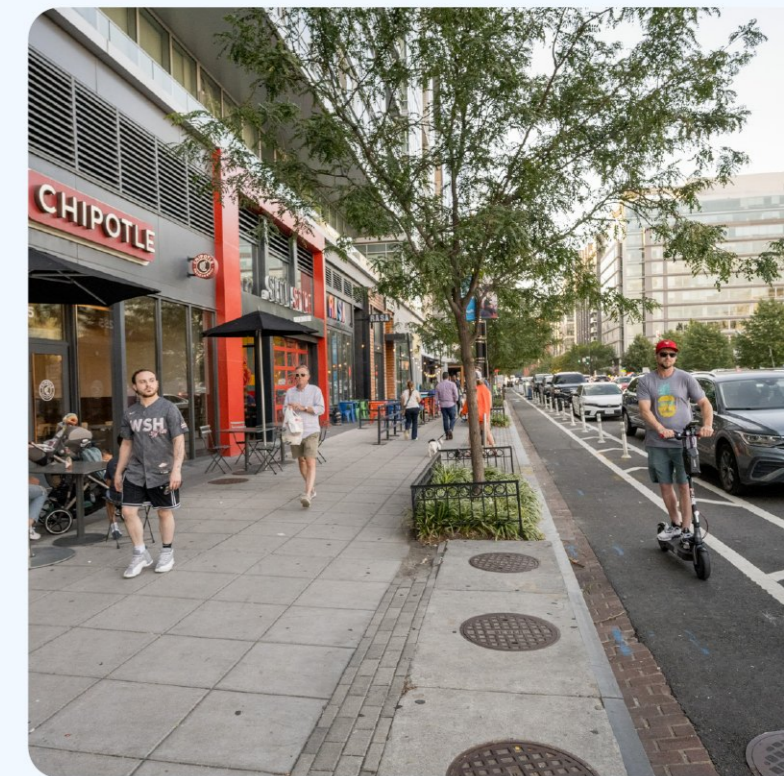
In collaboration with Half Street property owners, the BID completed the installation of overhead string lighting in the alleys flanking Half Street. This tactical urbanism enhancement was designed to improve safety conditions while elevating the overall pedestrian experience. The lighting creates a warmer, more inviting atmosphere, reinforces walkability, and contributes to a visually dynamic streetscape that supports retail activity and community engagement.

To further strengthen pedestrian protections, modular planters were placed on Half Street to provide an added buffer between the roadway and sidewalk. These installations enhance safety by creating a physical barrier while also contributing greenery and aesthetic appeal to the corridor.

Team Activation & Placemaking Initiatives

As part of the BID's ongoing commitment to both team development and public space enhancement, BID staff participated in a collaborative placemaking initiative at the boardwalk and Yards Park. Office and Clean Team members partnered to design and paint aluminum planters, which were then installed throughout the park. This initiative fostered team cohesion while introducing vibrant color and character into the public realm.

Following installation, the planters were filled with seasonal flowers and positioned to serve as traffic-calming elements. These improvements enhance safety for pedestrians, runners, and dog walkers while contributing to the scenic waterfront experience that defines the Navy Yard neighborhood.



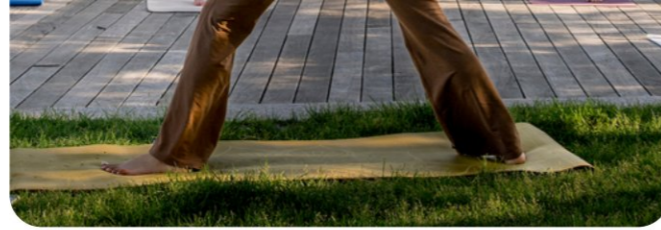
INNOVATION THROUGH PARTNERSHIPS

Buzzard Point Park: Community Activation & Interim Improvements

This summer, the Capitol Riverfront Parks Foundation, with support from the BID, partnered with the National Park Service to host a community planting and cleanup day at Buzzard Point Park. The event marked the first major community engagement initiative as the park enters the early stages of its long-term transformation.

Ahead of the National Park Service's comprehensive redesign, the BID advanced a series of interim improvements to enhance the park's usability and appearance. These efforts included installing newly painted planters, repainting railings, removing weeds and invasive species, and conducting a thorough site cleanup.

This activation represents the first of several community-driven projects planned for Buzzard Point Park in the coming year. Looking ahead to 2026, the BID will continue to invest in interim enhancements, including the addition of lighting, storage infrastructure, and other improvements designed to increase safety, functionality, and community use of the space.



Mobility Innovation District (MID)

The BID continues to advance transportation innovation through its leadership in the DC Mobility Innovation District (MID), supporting forward-thinking mobility solutions that enhance connectivity, sustainability, and accessibility across the neighborhood.

Electric Hydrofoil Water Transit Demonstration

As part of the Swedish Green Transition Summit, the BID—through the DC Mobility Innovation District—partnered to bring an electric hydrofoil vessel to Washington, DC. The demonstration highlighted innovative clean-water transit technology capable of significantly reducing travel times along the Anacostia and Potomac Rivers while operating with zero emissions.

Building on the success of this demonstration, the DC MID is working with public and private partners to bring a commercial passenger vessel to DC for additional demonstrations and operational planning resulting in a feasibility study in the coming year. This initiative reflects the BID's ongoing commitment to exploring sustainable, high-performance transportation solutions that position the Navy Yard as a national leader in mobility innovation.

Buzzard Point Circuit Shuttle

In partnership with DC Central Kitchen and the ownership teams at RiverPoint, The Stacks, and Vermeer, the BID launched the Buzzard Point Circuit Shuttle. This free, peak-hour service provides direct connections between these properties and the Metro, improving first- and last-mile access for residents and employees. The shuttle strengthens transit connectivity, reduces reliance on single-occupancy vehicles, and supports the continued growth of Buzzard Point as a mixed-use neighborhood.



Physical and Economic Development

Population growth remained strong in 2025, supported by the delivery of four new apartment buildings and continued lease-up activity at seven recently completed multifamily properties. This growth is expected to stay strong through 2026 as those communities stabilize and welcome additional residents. While a temporary slowdown in new deliveries may occur this year as the neighborhood prepares for its next development cycle, long-term projections remain unchanged. Navy Yard is anticipated to reach a residential population of approximately 34,000–37,000 by late 2030s. Four new apartment buildings delivered in 2025 capping a decade of almost non-stop development growth.

Over the past ten years, more than 10,000 housing units, 400,000 square feet of retail, and nearly 500,000 square feet of new office space have come online. This sustained investment has transformed the area from a light-industrial district into one of the region’s most dynamic mixed-use communities.

Current construction activity includes the 18,000-square-foot Supply House events venue at 200 Tingey Street SE, along with additional living quarters at the Marine Barracks Annex.



About The BID



The Navy Yard BID delivers comprehensive place management services that help ensure the neighborhood is clean, safe, accessible, distinctive, welcoming, and vibrant. Through active collaboration and strategic partnerships, the BID works to cultivate a thriving waterfront community along the banks of the Anacostia River.

Financials

Statement of Financial Position

Cash & Cash Equivalents	1,976,315
Other Assets	1,647,212
TOTAL ASSETS	\$ 3,623,527
Liabilities Net	2,352,676
Assets	1,045,850
TOTAL LIABILITIES & NET ASSETS	\$ 3,398,526

Statement of Activities

REVENUES		
BID Tax	3,067,019	62%
Contract	320,000	6%
DPR Proceeds	1,200,000	24%
Other	379,032	8%
TOTAL REVENUES	\$ 4,966,051	100%
EXPENSES		
General & Administrative	850,585	18%
Clean Team	1,339,566	28%
Public Realm	448,306	10%
Economic Development	167,914	4%
Marketing, Branding & PR	381,369	8%
Community Building	328,281	7%
Park Maintenance & Operations	1,200,000	25%
TOTAL EXPENSES	\$ 4,716,021	100%

Board of Directors

The Navy Yard BID bylaws provide that the Navy Yard BID will be governed by a board of directors comprised of not more than 21 voting members. The board will also include non-voting members representing important civic, institutional, and community stakeholders.

Three-Year Term (Expires 12/2028)

Fred Rothmeijer MRP REALTY	John Beinert GREYSTAR	Larry Clark FELICE DEVELOPMENT GROUP	Brad Fennell WILLIAM C. SMITH CO.
Adam Gooch AKRIDGE	Kate Melville GENERAL SERVICES ADMINISTRATION	Tanisha Rowe JBG SMITH	Thomas Hastings NAVAL SUPPORT ACTIVITY WASHINGTON

Two-Year Term (Expires 12/2027)

Vicki Davis URBAN ATLANTIC	Meredith Fascett CAPITAL QUARTER	Jo Rathbun JAIR LYNCH REAL ESTATE PARTNERS	Matt Johnson NATIONAL COMMUNITY CHURCH
Shawn Kyle LERNER	Brett Stein BROOKFIELD PROPERTIES	Amber Perry PEPCO	

One-Year Term (Expires 12/2026)

Patrick Edmond CSX TRANSPORTATION	Paige Grzelak WESTERN DEVELOPMENT	Joe Stringer CAPITOL HILL TOWER CO-OP	Christopher Macary PM HOTEL GROUP
Scott Moseley STEUART INVESTMENT COMPANY	Vacant TISHMAN SPEYER	Michael Tidwell BOWER CONDOMINIUM ASSOCIATION	

At-Large Stakeholders

Trey Sherard ANACOSTIA RIVERKEEPER	Gregory McCarthy WASHINGTON NATIONALS	Kelsey Gaston VAN NESS ELEMENTARY SCHOOL PTO	Michael Curtin DC CENTRAL KITCHEN
Brian Ready BARRACKS ROW MAIN STREET	Fritz Brogan MISSION GROUP	Jason Harrison THOMPSON WASHINGTON DC	

Staff

The BID Staff support and promote the Navy Yard community through economic development, real estate research, transportation advocacy, marketing and branding, park programming, community events, and by keeping DC's fastest growing neighborhood clean and safe.



Emeka Moneme
PRESIDENT



Ted Jutras
VICE PRESIDENT OF PLANNING & PUBLIC REALM



Jerry Carcamo
CLEAM TEAM DIRECTOR



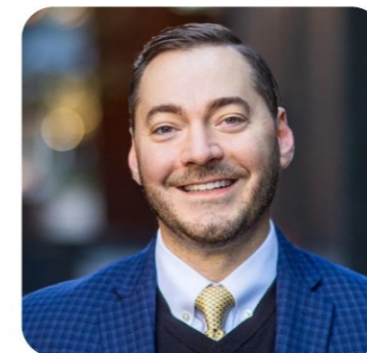
Antonio Boyd
PARKS DIRECTOR



Jonathan Greene
SENIOR MANAGER OF PUBLIC REALM OPERATIONS



Savannah Elpers
SENIOR MANAGER OF PUBLIC REALM PLANNING



Owen Donnelly
COMPTROLLER



Samantha Schmieder
SENIOR MANAGER OF COMMUNICATIONS



Cierra Brooks
SENIOR MANAGER OF EVENTS AND PROGRAMMING

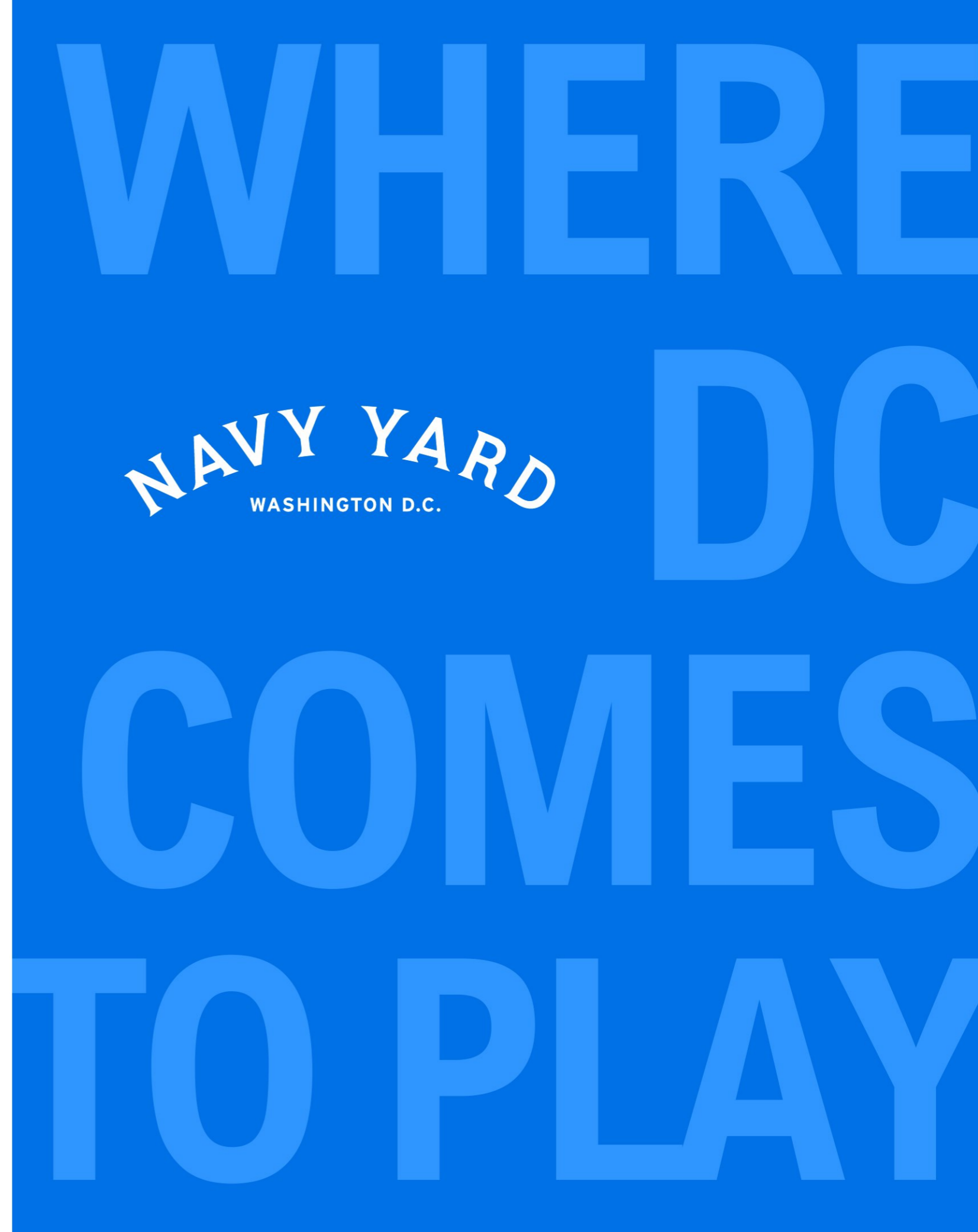
Navy Yard Clean Team

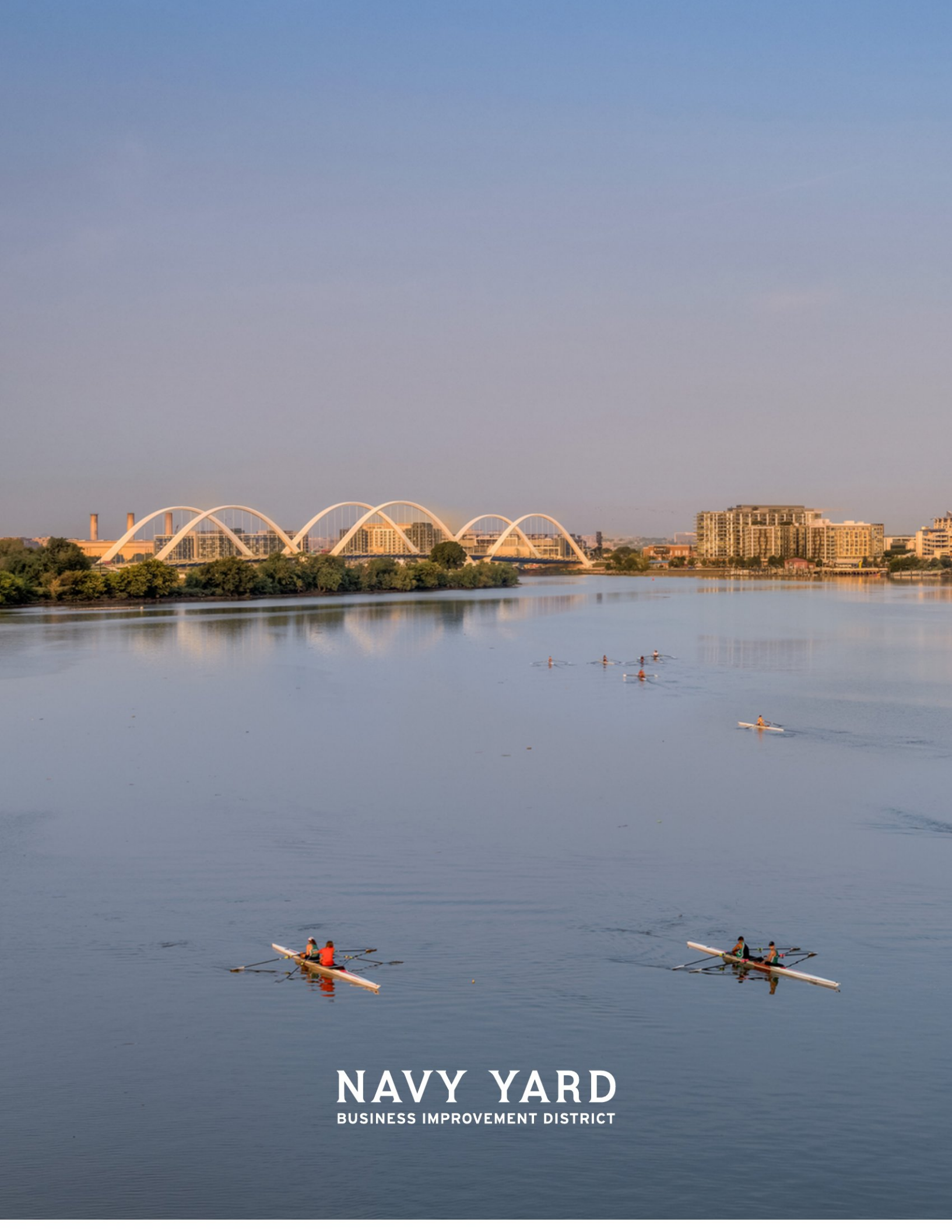
The Navy Yard BID's Clean Team is responsible for the day-to-day appearance of the neighborhood, creating a beautiful, clean and safe place to live, work, and play.



25/26 Clean Team Members

- | | |
|-------------------|------------------|
| Andre Tobe | Gina Coates |
| William Wardlaw | Joseph Grant |
| Antoine Walker | Diarra Logan |
| Barry Williams | Wilber Poma |
| Frankie Robinson | Henry Cosby |
| Dominique Moses | Terrence Adamson |
| Diarra Walton | Norlan Cardenas |
| Yorling Robles | Victor Carcamo |
| Gary Williams | Ulises Morales |
| Joseph Wright-Bey | Joseph Avant |
| Cornell Barber | Jesse Flowers |





NAVY YARD

BUSINESS IMPROVEMENT DISTRICT