

DC'S COMEBACK PLAN JANUARY 2023



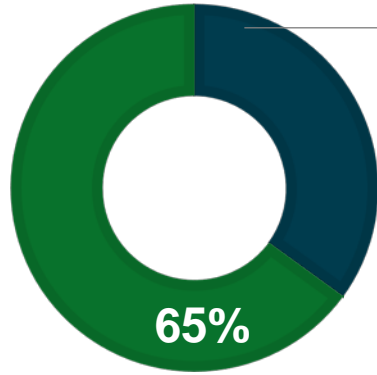
OUR 2023-2027 ECONOMIC DEVELOPMENT STRATEGY

#DistrictofComebacks

DMPED
OFFICE OF THE DEPUTY MAYOR FOR
PLANNING & ECONOMIC DEVELOPMENT

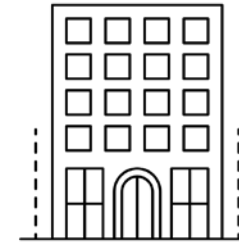
WE ARE WASHINGTON
DC GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Downtown has historically served as DC's economic powerhouse



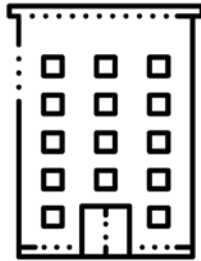
35%
Percent of total District-wide businesses located in Downtown

The Downtown area contains a disproportionate amount of DC businesses, **despite making up only about 2.7% of DC's total area.**



\$930K
Average annual tax revenue for large Downtown hotel²

\$1.5M
Average per-building tax revenue

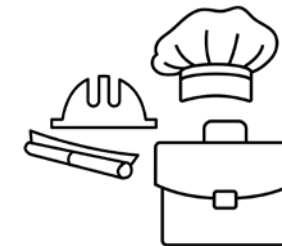


The average large downtown commercial office¹ building brings in about \$1.5M each year in taxes for the city, which funds services such as trash collection, fire departments, and schools throughout the city.



\$1.15B

Estimated net revenue generated by Downtown DC BID and Golden Triangle BID, FY2019



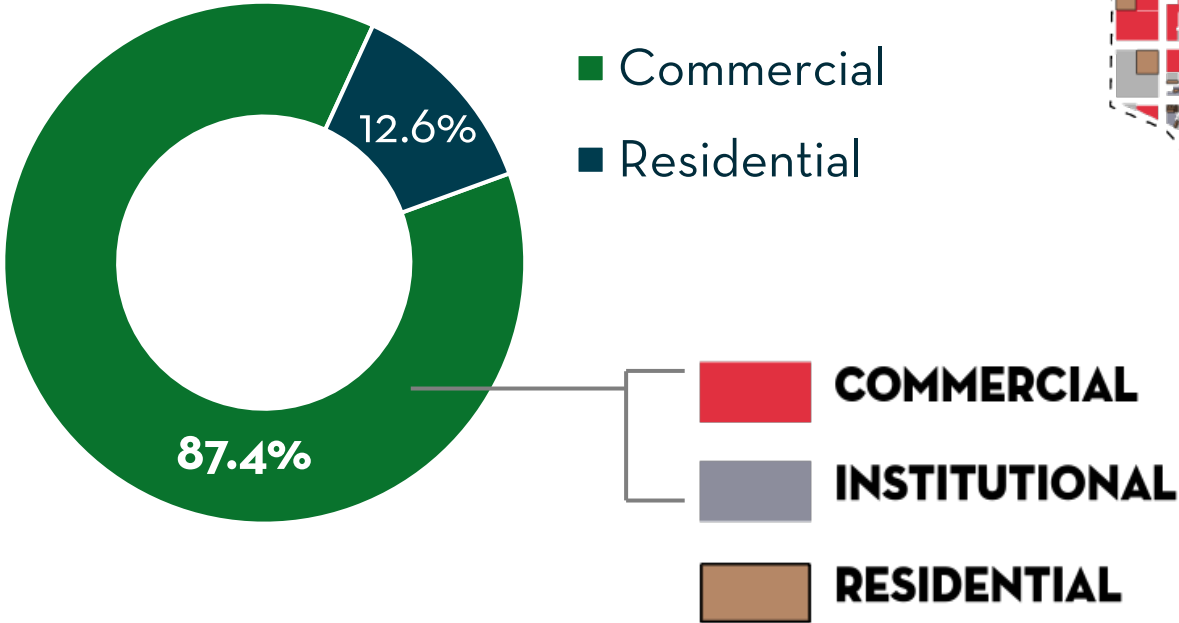
240K
Downtown jobs as of FY2021
 This represents 32.4% of total Districtwide jobs in FY21.

Sources: DowntownDC BID, Golden Triangle BID, DC Office of the Chief Financial Officer

¹ A large commercial office building is defined as (Class 4): Structure with elevator; used predominantly for offices, secondarily for retail sales, services, parking. A full list of Property Use Codes can be found at <https://opendata.dc.gov/datasets/DCGIS::property-use-code-list-lookup>
² A large hotel is defined as (Class 3): Structure providing a temporary or semi-permanent residences; full personal services; eating/drinking facilities, entertainment, retail, banquet/conference capabilities; more than 150 rooms. A full list of Property Use Codes can be found at <https://opendata.dc.gov/datasets/DCGIS::property-use-code-list-lookup>

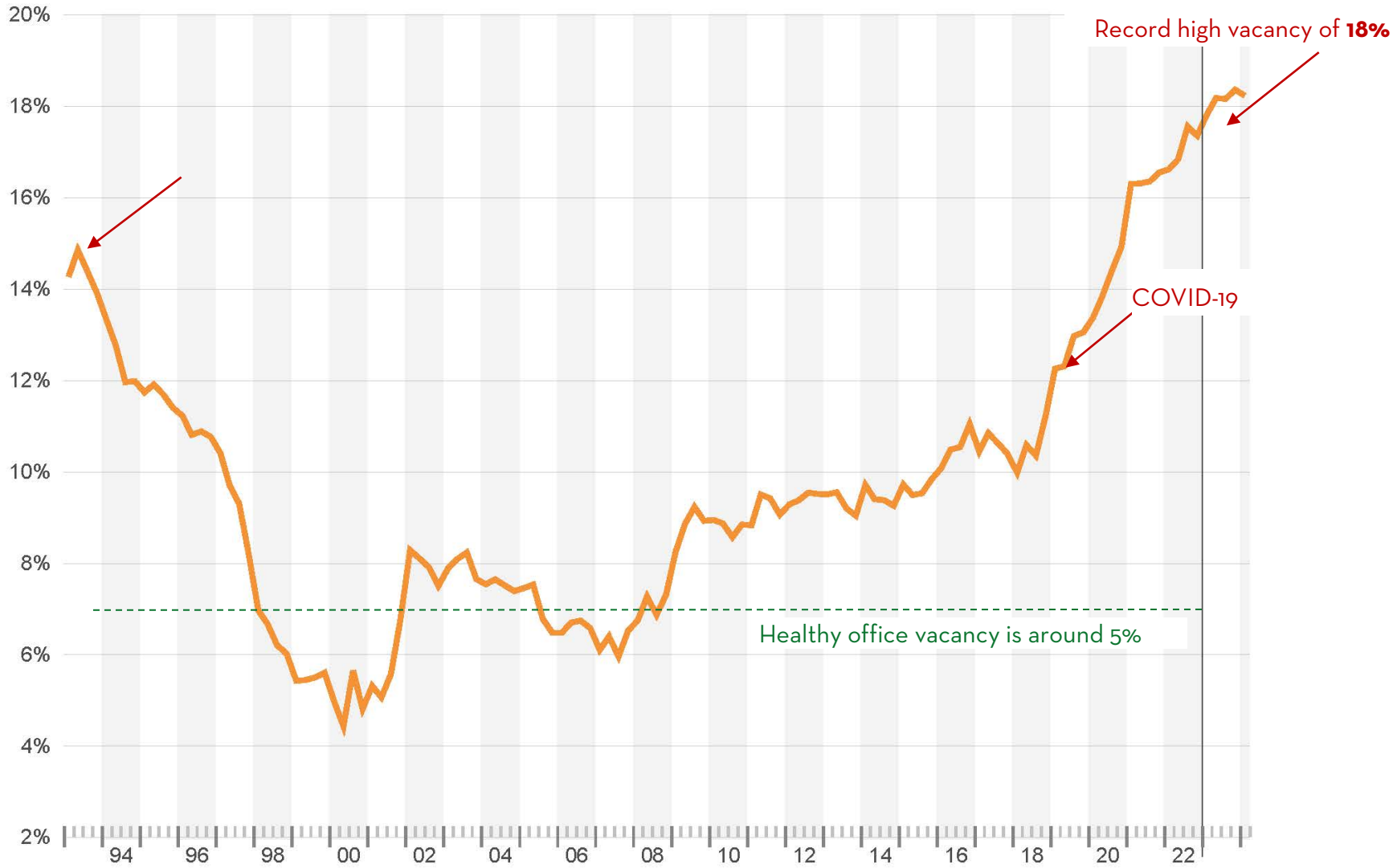
Downtown has a unique reliance on commercial office space

87.4% of Downtown square footage is commercial compared to 12.6% residential.



Source: CoStar

Office Market Vacancy Downtown DC Over 30 Years

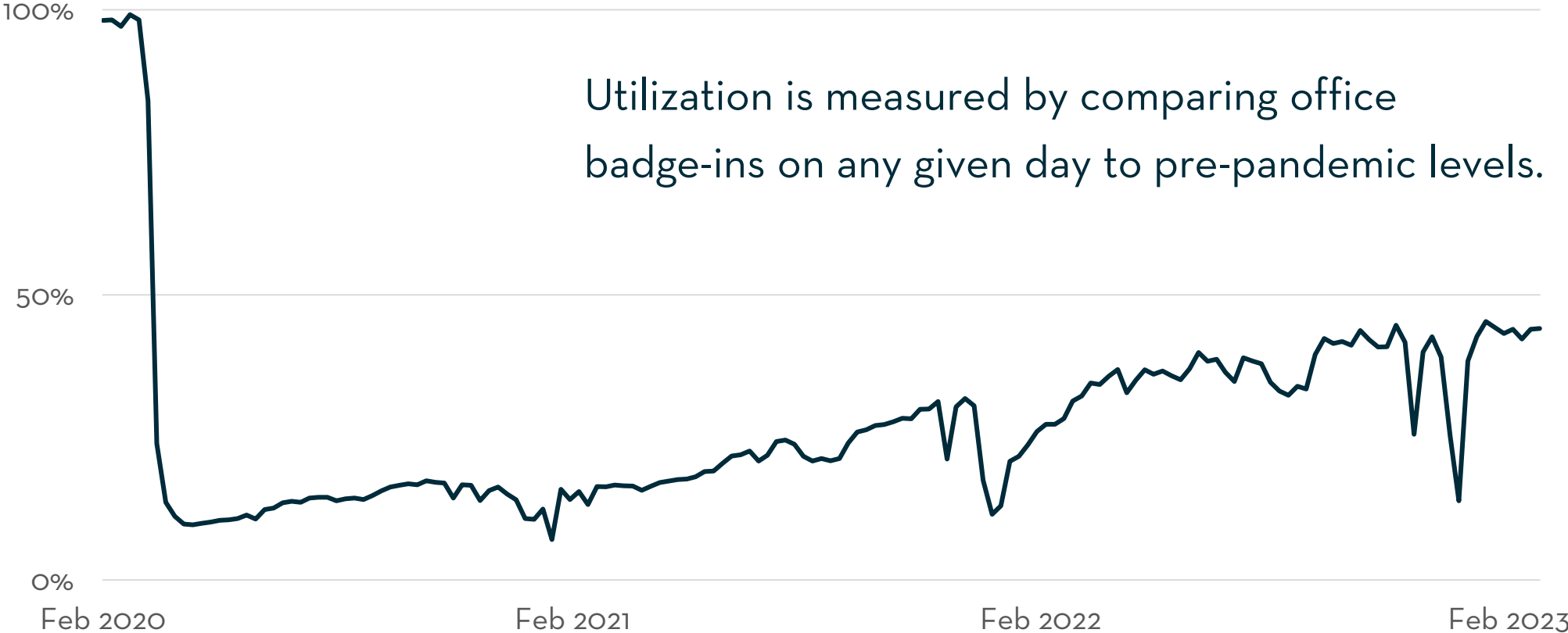


Historically high Downtown office vacancy

20M SF of vacant office downtown (18% vacancy rate), is a record high and detrimental to the District's economy.

In-person work Downtown remains significantly below pre-pandemic levels

Downtown office utilization has peaked at only 43.6% of pre-pandemic levels.



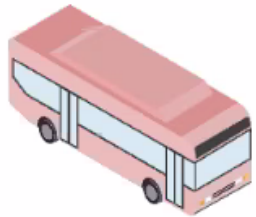
Source: Kastle, Downtown DC BID

How was Downtown DC impacted?



Vehicle trips in Downtown down by 49%

- More than the overall decline of 37% in the study area
- Steepest decline in trips is within Downtown (54%)



Transit ridership in DC declined most at Downtown Metrorail stations.

- Metrorail decreased by **72%** downtown vs. 60% at other DC stations
- Metrobus decreased by **52%** downtown vs. 42% at other DC stops



Walking trips decreased by about **51%** within Downtown *

Bike trips varied, with more short trips and fewer long trips

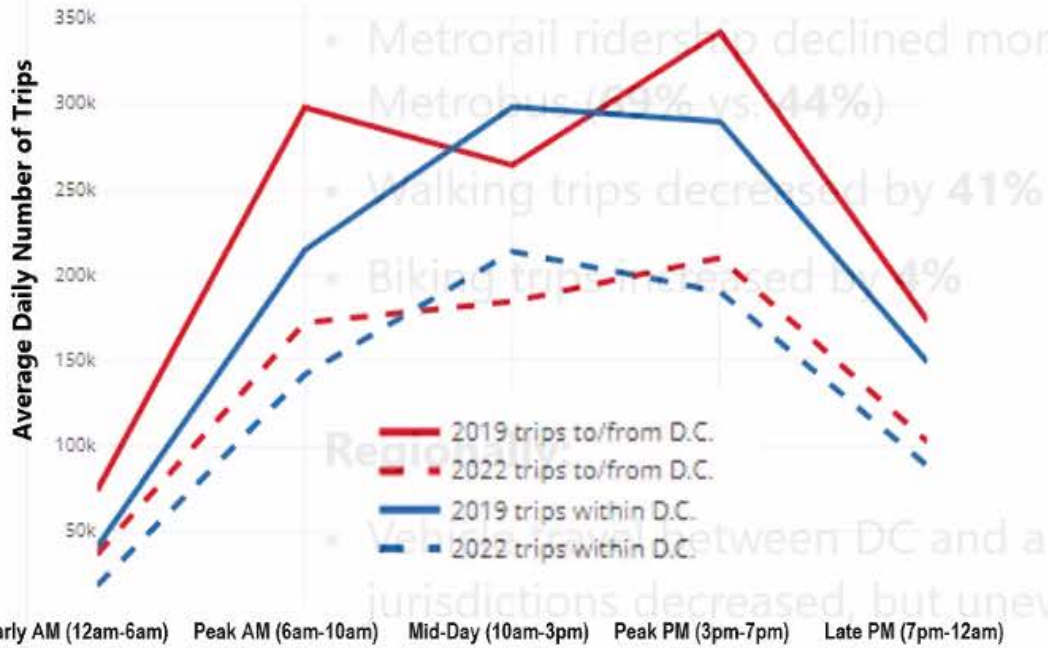
- Trips between Downtown and areas outside DC decreased
- Trips between Downtown and other parts of DC down by 38%
- Trips within Downtown DC **increased** by 3%



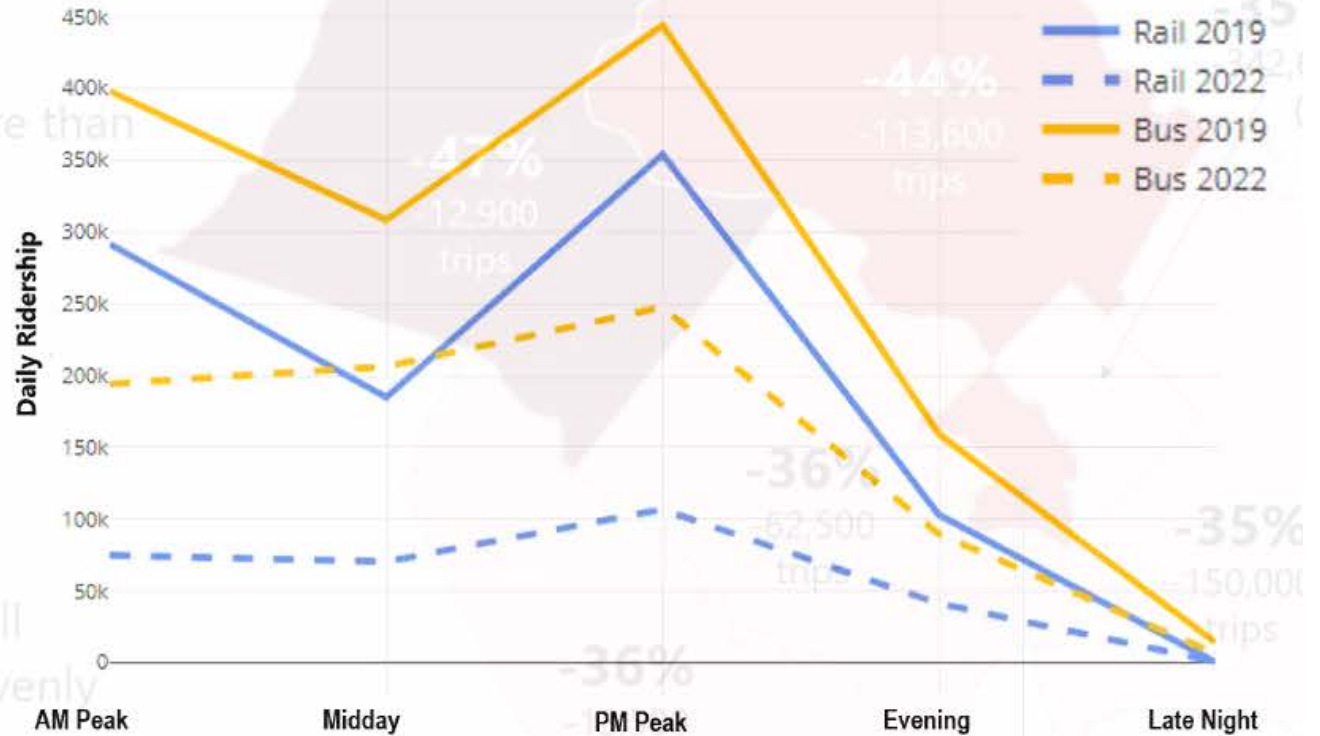
Area based on 2014
moveDC plan's "small
downtown area"
(CBD+)

How did travel change by time of day?

Vehicle trips
Between DC and other areas



Transit ridership
Within DC

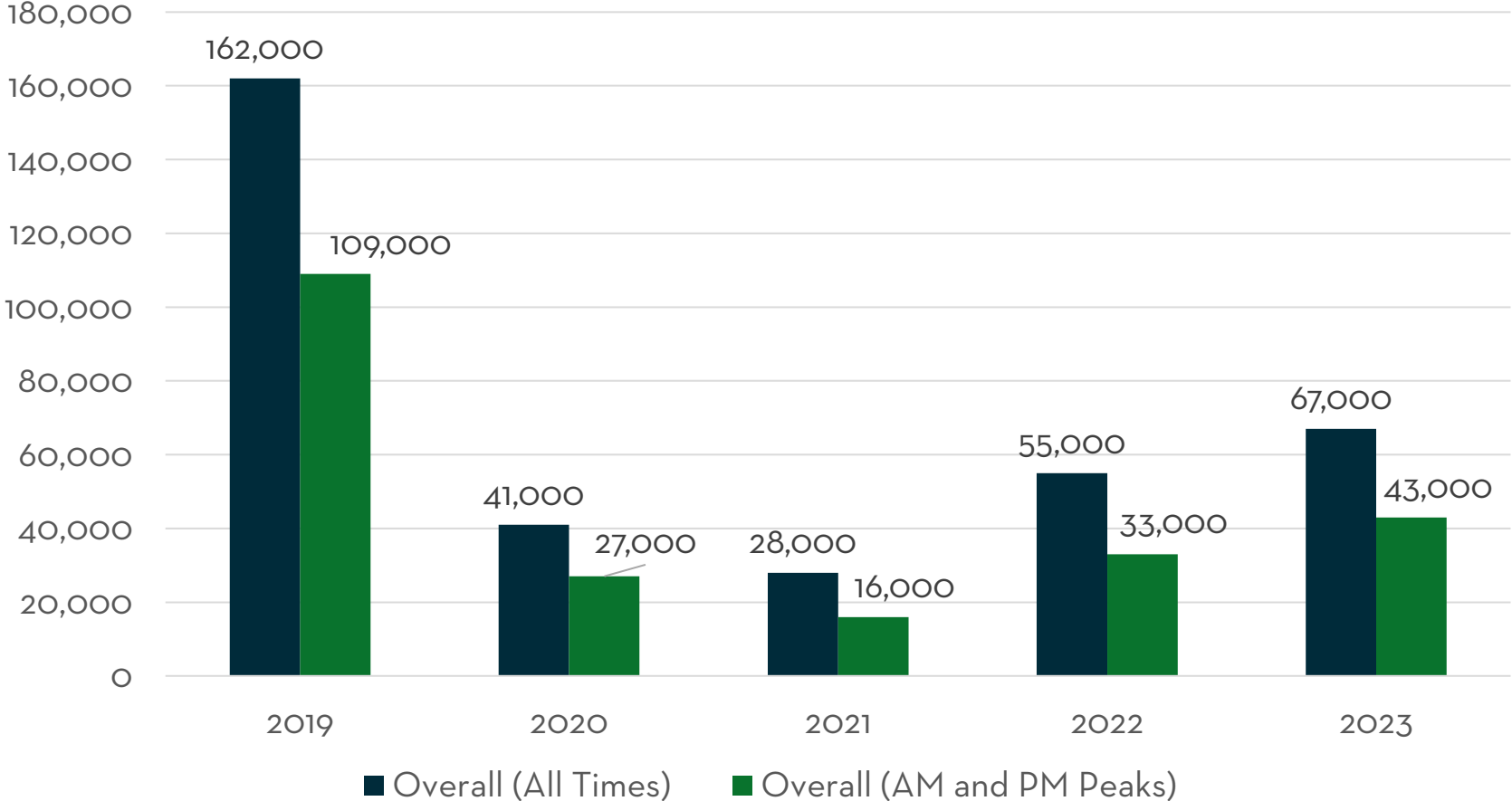


Regional travel between DC and all jurisdictions decreased, but unevenly

- Vehicle travel between DC and all jurisdictions decreased 63%
- Walking trips decreased by 41%
- Biking trips decreased by 4%
- Metrobus ridership declined more than Metrorail (54% vs. 44%)
- Vehicle trips between DC and other areas decreased by 35%

Weekday Downtown WMATA entries and exits remain significantly below pre-pandemic levels

Overall average daily Metro entries and exits for Downtown stations have returned to 41.3% of pre-pandemic levels. During AM and PM peaks, averages are 39.4% of pre-pandemic levels.



Source: WMATA

Metro stations within Downtown boundary: Dupont Circle, McPherson Sq, Foggy Bottom-GWU, Farragut West, Farragut North, Archives-Navy Memorial-Penn Quarter, Judiciary Square, Metro Center, Gallery Pl-Chinatown, Federal Triangle

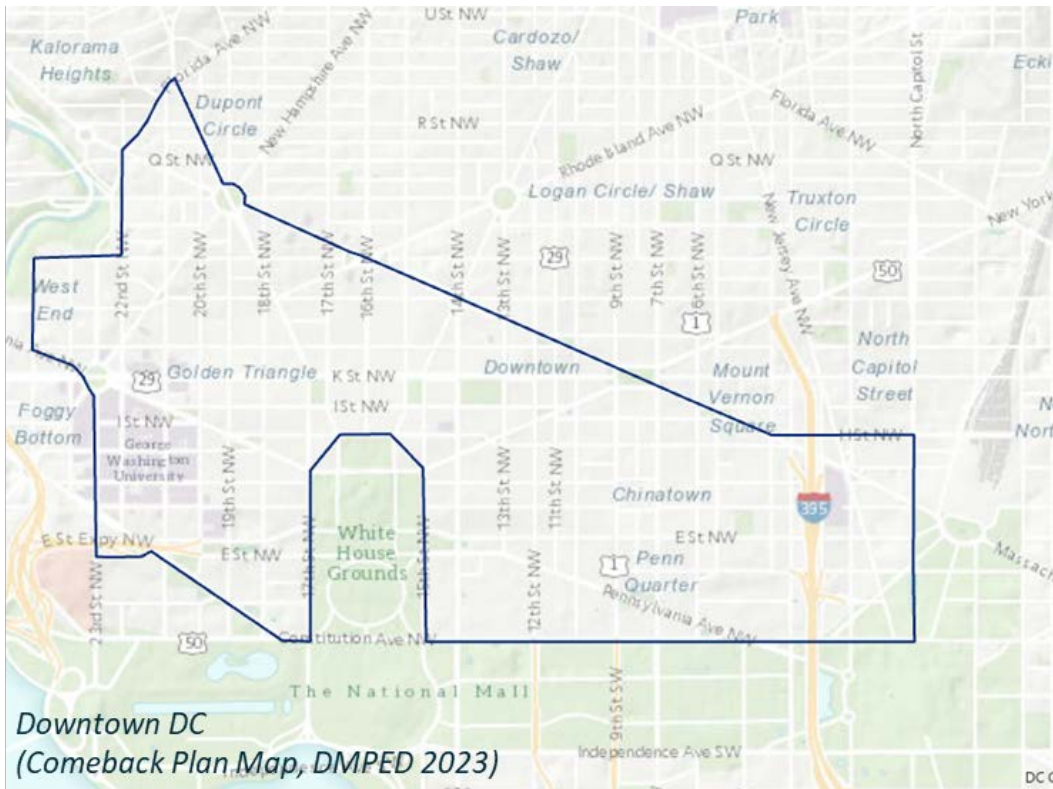
DOWNTOWN RECOVERY STRATEGY



**Fill the Space
Change the Space
Bring the People**

Change the Space: In January 2023, Mayor Bowser set a bold goal to diversify our Downtown and bring 15,000 new residents by 2028

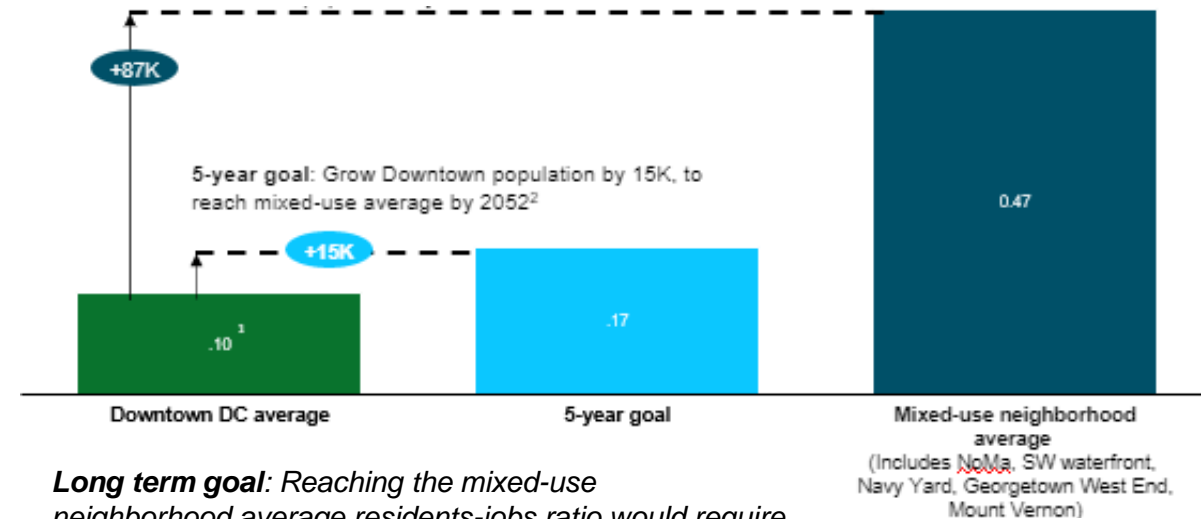
HOUSING IN DOWNTOWN PROGRAM



This map serves as the baseline for the District's 15,000 new resident and will be used to establish eligibility for HID Program applications.

ADDITIONAL RESIDENTIAL NEEDED DOWNTOWN

- Assuming an average household size of 1.6, **Downtown would need to add 7M SF of net new residential space** to achieve a goal of adding 15,000 residents.
- The **proposed FY24** HID Program, would yield 90% of the Mayor's goal by 2028.
- The following graph shows the **total job-to-resident ratios**, that inform the 15,000-resident goal.



Thank you!

comeback.dc.gov