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.

$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

$930K Average annual tax revenue for large Downtown hotel2

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
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.

COVID-19

Record high vacancy of 18%

Healthy office vacancy is around 5%
In-person work Downtown remains significantly below pre-pandemic levels

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

Utilization is measured by comparing office badge-ins on any given day to 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%
How did travel change by time of day?

Vehicle trips
Between DC and other areas

Transit ridership
Within DC

- Vehicle travel decreased by 35%
- Metrorail ridership declined more than Metrobus (44% vs. 44%)
- Walking trips decreased by 41%
- Biking trips decreased by 43%
- Vehicle trips between DC and all jurisdictions decreased, but unevenly
- Bike trips between DC and all jurisdictions decreased 63%
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
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: Additional Residential Needed

- 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.

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.

Long term goal: Reaching the mixed-use neighborhood average residents-jobs ratio would require growing the Downtown population by 87K, from 25K to 112K.
Thank you!

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