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CAPITOL RIVERFRONT BID CELEBRATES DECADE AS NATS 10th SEASON BEGINS

Nats' Opening Day Heralds Capitol Riverfront Neighborhood's Residential Growth

(Washington, DC—For Immediate Release) Opening Day for the Washington Nationals celebrates the 10th anniversary of the Capitol Riverfront Business Improvement District (BID), where a boom in residential development matches the neighborhood's fastest pace of growth in retail and office growth.

Based on current projections, the existing neighborhood population of 6,000 residents is expected to double by the end of 2019. The neighborhood also welcomes 34,000 employees daily and 2.8 million visitors each year with more than 20 retailers including Whole Foods, Orangetheory Fitness, and Conte's Bike Shop expected to open in 2017.

"While the Nationals celebrate Opening Day on April 3rd, the growth of the Capitol Riverfront has been so explosive that we have an opening of new dining and living options every month," said Capitol Riverfront BID president Michael Stevens. "As with every opening day, our neighborhood's business leaders are eager to welcome the fans who come to experience one of our region's proudest past-times and explore this upbeat neighborhood as a place to live, dine, work, and connect on the Anacostia River."

The Capitol Riverfront residential options include 3,800 apartments. Another 2,300 new units in seven buildings are currently under construction, and construction of 2,500 units begins this year. In addition, the neighborhood hosts 800 for-sale units, with 140 under construction and 375 slated for groundbreaking in 2017.

In addition to skyrocketing residential opportunities, the Capitol Riverfront features 6.2 million square feet of office, 64 retailers encompassing 330,000 square feet, and another 250,000 square feet of retail under construction. Dining opportunities are abundant through 36 restaurants, with another 16 scheduled to open in 2017 including popular beer garden Dacha, All-Purpose Pizzeria, and District Winery—DC's first urban winery. With the recent opening of Residence Inn by Marriott, the neighborhood's hospitality sector has now increased to four hotels.

The neighborhood's office market is also experiencing a significant building boom with the ongoing construction of three new Class A office buildings—Skanska's 99 M Street project, the

DC Water headquarters office building on the Anacostia, and the new headquarters building for the National Association of Broadcasters at One M Street.

The Ballpark District subarea is undergoing substantial change with the construction of two residential projects fronting Half Street by Jair Lynch and JBG—both to feature ground floor retail. JBG has also topped out on a new 291-unit residential building at 1221 Van Street, which will deliver in 2017. The Ballpark District area will contain approximately 3 million square feet of mixed use development, just in time for the National's 10th anniversary in the Capitol Riverfront with the 2018 season, as well as the 2018 MLB All-Star game. Fans will see almost every building "topped out" by the 2018 All-Star game.

In addition to 81 Nationals games in the Capitol Riverfront this season, the neighborhood's public parks and attractions will welcome 20 outdoor concerts, 12 outdoor movies, over 125 free fitness classes, 20 weekly farmers markets, and a variety of outdoor festivals throughout the spring and summer. For more information on all Capitol Riverfront development and events, visit www.CapitolRiverfront.org.

About The Capitol Riverfront

The Capitol Riverfront is a 500-acre neighborhood situated between I-395 and the Anacostia River smartly designed to give businesses, residents, retail, and guests an exciting environment to explore, connect, and thrive. New restaurants, retail, hotels, residences, and office spaces are opening every month in the Capitol Riverfront, DC's fastest growing neighborhood. There is always something new to discover in DC's largest and most dynamic waterfront neighborhood. For more information, visit www.capitolriverfront.org.