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Since the **Nats** came to DC in **2005**, Capitol Riverfront has morphed from forgotten industrial zone to a new and lively **neighborhood**. It hasn't been easy—there were political wars over stadium approval, a crippling recession that hit emerging areas **hardest**, and a string of bad luck (two words: Tommy John) that failed to draw expected crowds. We know hope springs eternal, but now, with the team's home opener **today**, fans of both the club and the area seem to be thinking this *really* could be **the year**.



The neighborhood's population has nearly **tripled** to 3,600 residents since 2007, fueled by young professionals, says Capitol Riverfront BID executive director **Michael Stevens** (center, with colleagues **Claire Schaefer** and **Ted Skirbunt**). That's led to a residential explosion—every multifamily project delivered since the stadium opened in '08 is over **90%** leased. 584 units are under construction, and another **1,000** are to break ground over the next 12 months. And the boom isn't limited to multifamily: All 323 of EYA's Capitol Quarter townhomes are sold, with market rate unit prices averaging around **\$800k**. (A few cracked \$1M.)



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The idea was inspired by Brooklyn's DeKalb Market (above), Adam tells us. "It's a great **interim use**," he says, "because we can take all or part of it down in about a **week** to start construction on our plans for the site," which include two office buildings, 55k SF of retail, and 277 apartments. "We view Half Street as a great place for **retail**—this is the first toe in the water."



William C. Smith & Co's **Konrad Schlater** tells us his firm starts construction on Park Chelsea, a 432-unit luxury apartment building designed by Esocoff & Associates located on New Jersey Avenue, in Q3 with delivery in '14. The site can accommodate up to **1.5M SF** in development, including 1,300 residential units, he says, and the firm is PUD-approved for a **235k SF** office building, 250 M at Canal Park. What he likes about the Riverfront: "On top of the ballpark, it provides a unique mix of amenities and a dynamic lifestyle that you won't find **anywhere else** in the region or city."

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