

# CAPITOL CROSSING



## Project Background:

Capitol Crossing is a multi-phased, master planned development located in Washington’s supply-constrained Central Business District - bordered by Massachusetts Avenue to the North, E Street to the South, Third Street to the West and Second Street to the East. Capitol Crossing is located just a few blocks from both Union Station and the Verizon Center, and is walking distance to the Capitol.

The seven and a half acre site of will create three new city blocks by developing a platform over the highway. There

will be a new direct entrance and improved exit ramps on and off of I-395. Over 1,100 parking spaces will make visiting the Central Business District easier, and 440 bicycle parking spaces decrease traffic congestion.

The state-of-the-art development will offer 2.2 million square feet of primarily commercial office and ground floor retail space. Large public promenades will surround new, innovative, and exciting retail concepts for the surrounding communities.

### Project Snapshot

ADDRESS: Massachusetts Ave. & 3<sup>rd</sup> Street NW, Washington DC 20001

GROSS SQ. FOOTAGE: 2.2M SF

TRANSIT CONNECTIONS: 2 blocks from Union Station & Judiciary Square Metro red line stations, 3 blocks from Gallery Place Metro (red, yellow, and green lines).

NEIGHBORHOOD: Three new city blocks connecting Capitol Hill and the East End.

### Project Benefits

- Construction jobs: 4,000
- Permanent jobs: 8,000
- \$1.3 billion project (no District funding)
- 7 acre site
- 1100 Parking spaces
- 5 mixed-use buildings
- State-of-the-art upgrades to a 19th century utilities grid increase reliability for the neighborhood and create new infrastructure benefits for the future.
- 3<sup>rd</sup> Street Tunnel will align with post-9/11 safety and security standards

### Project Benefits

PROJECT STATUS: Under construction

#### MILESTONES:

- December 2012: Closed
- May 2015: Groundbreaking
- June 2015: Major construction underway in the highway

#### Upcoming

- First building to deliver in 2017
- Infrastructure complete Summer 2018
- Project completion targeting 2019