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Contact: Brandon Andrews

Phone: (202) 600-4562

Email: BAndrews@mww.com

**MAYOR BOWSER JOINS PROPERTY GROUP PARTNERS TO BREAK GROUND ON CAPITOL CROSSING**

Governmental, Business and Community Leaders Celebrate the Unification of East End and

Capitol Hill Communities with a World Class Eco-District

**WASHINGTON, DC (May 12, 2015) –** Mayor Muriel Bowser and Congresswoman Eleanor Holmes Norton joined Property Group Partners President Jeffrey I. Sussman and Regional Vice President Bob Braunohler to break ground on Capitol Crossing—a $1.3 billion project that will transform a seven-acre site surrounding the I-395 Center Leg Freeway into a distinctive cityscape spanning three blocks that will reunite the East End and Capitol Hill communities.

[A video introduction to the property can be downloaded for media use.](https://www.dropbox.com/s/hmt685wpt7cxzxg/Capitol_Crossing_Overview.m4v?dl=0) (<https://www.dropbox.com/s/hmt685wpt7cxzxg/Capitol_Crossing_Overview.m4v?dl=0>)

The project will feature state-of-the-art office buildings punctuated with 70,000 square feet of world class retail shops and restaurants connected by lush garden promenades in a new “eco-district” that will achieve a “beyond LEED Platinum” certification.

“Capitol Crossing represents a major milestone for economic and neighborhood growth in the District of Columbia,” said Mayor Bowser. “I am excited to break ground on a project that will have a positive and lasting impact on our residents, bringing good paying jobs to the District, and helping to create more pathways to the middle class.”

The development of Capitol Crossing is expected to create 4,000 construction jobs and 8,000 permanent jobs, all while dramatically improving the utility infrastructure supporting local neighborhoods. Once completed, annual new property tax revenue of $40 million is expected. Mayor Bowser and the development team were joined by Congresswoman Eleanor Holmes Norton, Deputy Mayor for Planning and Economic Development Brian Kenner, and District Department of Transportation (DDOT) Director Lief Dormsjo. Attendees witnessed the gathered dignitaries turning symbolic shovels of soil against the backdrop of Interstate 395.

“Washington, D.C. is vibrant and growing. Our team has a long history developing major projects with community support here in our nation’s capital; we are excited to continue this work with Capitol Crossing,” said Bob Braunohler, Regional Vice President of Property Group Partners. “Today, we embark on an ambitious journey together. Capitol Crossing fills in the last missing piece of Washington’s business district, and will bring one-of-a-kind commercial, retail, residential, and public spaces to the heart of the District of Columbia. We look forward to working with Mayor Bowser, Federal Officials, and the community to make our collective vision a reality.”

“Residents have never seen anything like the Capitol Crossing construction project, but it will directly benefit District residents,” said Congresswoman Eleanor Holmes Norton. “I look to today’s groundbreaking to create new jobs and investment in the District, ending with the transformation of an underutilized public asset into a brand new neighborhood for residents with commercial amenities. I look forward to working closely with the development team and to keeping District residents informed.”

Capitol Crossing will deliver almost 70,000 square feet of retail space, over 1,100 parking spaces, and 440 bicycle parking spaces. Planned new I-395 entrance and exit ramps will improve traffic flows and make travel along Massachusetts Avenue safer for pedestrians and cyclists. Infrastructure will be upgraded for the surrounding neighborhoods.

The innovative use of EcoChimneys to filter garage exhaust and water recapture systems will be combined with a cogeneration plant and rooftop green areas to result in achieving a LEED certification beyond Platinum.

“Mayor Bowser has articulated a forward thinking vision for the city, making innovation, economic development, and greater job opportunities for all District residents a priority,” Deputy Mayor Kenner said. “Creating the first Eco-District in Washington, Capitol Crossing is an innovative and transformative project, proving catalytic growth that will benefit more Washingtonians.”

Once completed, the development is expected to provide a minimum of 50 affordable housing units at 80% Area Median Income (AMI). During construction, Adas Israel Synagogue will be moved and integrated into the new neighborhood adjacent to a new Jewish Historical Society of Greater Washington Museum. The historic Holy Rosary Church will be fully integrated into the new community, and its rectory will be restored to its original position.

Property Group Partners’ development of Capitol Crossing is the largest private development currently underway in Washington, DC. A seven-acre platform will be built over the I-395 Center Leg Freeway with 2.2 million square feet of commercial, retail and public open space to be accommodated on the site.

Utility relocation and site preparation commenced in 2014. Platform construction is expected to begin this coming August. Following construction of the new Massachusetts Avenue ramp to I-395, the 200 Massachusetts Avenue building will be constructed, with delivery expected in 2017. Delivery of the following four buildings and reconnection of F Street and G Street Northwest will follow through 2019. Pre-leasing has already begun.

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**ABOUT PROPERTY GROUP PARTNERS**

Property Group Partners, formerly Louis Dreyfus Property Group, has developed, acquired and managed first-class office buildings in North America and Europe for over 40 years. Active in the Washington real estate market since the early1970s, it developed and manages Station Place, the 1.6-million-square-foot development connected to Union Station that is the headquarters of the SEC, 1101 New York Avenue, and 801 Seventeenth Street. Louis Dreyfus Property Group also developed and owned the Four Seasons Hotel in Georgetown and 2001 K Street.