**CAPITOL CROSSING FACT SHEET**

*Environmental Marvel: Sustainable Construction and an Innovative New Eco-District*

**Sustainable Development**

* Capitol Crossing is the latest development in Property Group Partners’ (PGP) long history of “LEED” sustainable developments.
* Achieving “beyond LEED Platinum” certification – superseding the highest level of the “world’s premier benchmark for high-performance green buildings” – requires a significant and proactive commitment from PGP that vastly exceeds the necessary building codes.
* Committing to reducing water consumption, conserving energy, improving air quality, innovating and choosing better building materials is integral to Capitol Crossing being a world-class destination and good for local residents.

**Environmental Marvel**

* Car exhaust from the below grade parking garage and I-395 Center Leg Freeway, which runs directly underneath Capitol Crossing, will be directed to vents and cleaned using EcoChimneys. These concentrated “chimneys” made of large plants will clean the exhaust making the air coming out of Capitol Crossing cleaner than the air surrounding the neighborhood.
* Over 1,100 below grade parking spaces, including reserved spaces for 70 fuel-efficient vehicles and 20 spaces for ZIPCAR – the world’s largest car sharing service – within a ½ mile of three existing subway stations create more environmentally friendly travel options.
* 440 new bicycle spaces will help enable eco-friendly travel and commuting to Washington’s Central Business District.
* Water cisterns capture and treat over 90% of the water storm water runoff, grey water reduces water used for landscaping by 50%, and water harvesting reduces potable water use by up to 40%.
* Cogeneration Power – combined heat and power simultaneously generates electricity and useful heat, while providing tenants with stable pricing.
* Rooftop green areas and shade reduce heat collection from the sun and lower the need for cooling during the warmer months of the year.

**Eco-District**

* Strong community collaboration and measurable improvements to the local environment, local economy, and resident’s social well-being make Capitol Crossing the first Eco-District in Washington, D.C.
* An innovative approach to urban development, the Capitol Crossing Eco-District will include centralized recycling and 20% open public space.
* At least 50% of the open space in the new neighborhood will be restored with native or adapted vegetation.
* Capitol Crossing represents a new way to address common environmental concerns in urban communities. The development is a progressive environmental design solution, employing sustainable construction techniques.