

Capitol Crossing News

Everything You Need to Know About Washington's Most Exciting New Office and Retail Destination



FEATURE STORY

Capitol Crossing to be Home to Union Square Hospitality Group's First DC Location

Danny Meyer's Union Square Hospitality Group (USHG) and Property Group Partners recently officially announced a partnership to establish a leading presence in Capitol Crossing. The first two buildings slated to open on site — 200 Massachusetts Ave., NW and 250 Massachusetts Ave., NW — will deliver in 2018 and 2019, respectively.



"Capitol Crossing is one of the most ambitious neighborhood development projects underway in the District today, and this announcement demonstrates our commitment to delivering a one-of-a-kind community destination for DC residents," said Jeffrey Sussman, President of Property Group Partners (PGP).

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USHG is the proprietor of Gramercy Tavern, Blue Smoke, Jazz Standard, The Modern, Cafe 2 and Terrace 5 (located at the Museum of Modern Art), Maialino, Untitled and Studio Cafe at the Whitney Museum of American Art, North End Grill, Marta, Porchlight, Daily Provisions, and the recently reopened Union Square Cafe. USHG also includes Union Square Events, a catering and venue hospitality business, and Hospitality Quotient, an organizational consulting business.

Shake Shack, a separate public company founded by Danny Meyer, now has nine locations in the Washington metro area.



CAPITOL CROSSING



News You Can Use

- Once complete, Capitol Crossing will span a total of three city blocks, encompassing seven acres and 2.2 million square feet.
- Capitol Crossing will employ new and innovative approaches to reduce water consumption, conserve energy and improve air quality, all of which are integral to being a world-class destination and good for local residents.
- Open plazas and thoroughfares built as part of Capitol Crossing will help to draw new pedestrian and vehicular traffic to the neighborhood. Rebuilding F Street between 2nd and 3rd streets, NW creates a new thoroughfare connecting the Department of Treasury all the way to Union Station.
- The first building on site, 200 Massachusetts Ave., NW, will deliver approximately 25,000 square feet of ground floor retail and 400,000 square feet of trophy office space in 2018.

L'ENFANT'S CORNER

Historic Synagogue Relocated for the Second Time in Its 140-Year History

It's rare to lift a building from its foundation and relocate it once. Far fewer buildings are picked up and moved twice, which is the case for the 140-year old, 273-ton Adas Israel Synagogue. Home to the Jewish Historical Society of Greater Washington (JHS) and Lillian & Albert Small Jewish Museum, this modest building (around 25 feet wide by 60 feet long) with an intriguing history recently took the first steps toward moving from its previous location at 701 3rd St., NW to a new address a few blocks away, at 3rd and G Streets, NW.

"It's not every day you see a building as historically significant and important to the region as this one relocated for a second time," said Bob Brauhnoler, Property Group Partners Regional Vice President. "We are pleased to support this effort that gives the synagogue a bigger and better location that will benefit future generations of Washingtonians."

The Adas Israel Synagogue is the oldest synagogue structure in Washington, D.C. It was built in just three months and dedicated on June 9, 1876 — when the population of the District was just over 125,000 people, President Grant was serving his second term in office and Alexander Graham Bell patented the telephone.

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The synagogue congregation eventually outgrew the sanctuary, which accommodated 350 worshippers. The congregation moved to another location, and the building was reconfigured and used as the home of a succession of churches and other facilities. When the Washington Metropolitan Area Transit Authority proceeded with efforts to build its new headquarters on the site of the synagogue, supporters launched efforts to preserve and protect the historic synagogue.



Credit: SmithGroup JJR

Support from the District of Columbia Department of Housing and Urban Development, JHS and an Act of Congress succeeded in saving the building. It was relocated to 3rd Street, NW. Since then, it has functioned as a cultural center, museum and educational center for Jewish history in the greater Washington, D.C. area.

In its final location at 3rd and F Streets, an expanded museum and exhibit space, including a lobby, multipurpose room, three exhibition galleries, an office suite, and program spaces, will allow JHS to host classes and provide offerings for the region's first and only Jewish history museum.

(Research and background courtesy of Jewish Historical Society)



Did You Know?
Union Station is a short walk from the Capitol Crossing site. The station sees more than 100,000 visitors pass through it on a daily basis.

FROM THE HEADLINES

“A Project Mends a Gash in the Street Grid of Washington” – New York Times reporter Gene Meyer writes about the significance of this project to the District. “In a project such as this, people don’t believe it until they see it,” said Robert Braunohler, Regional Vice President of Property Group Partners. “We’ve been talking about it for so long. Now they can see it.”

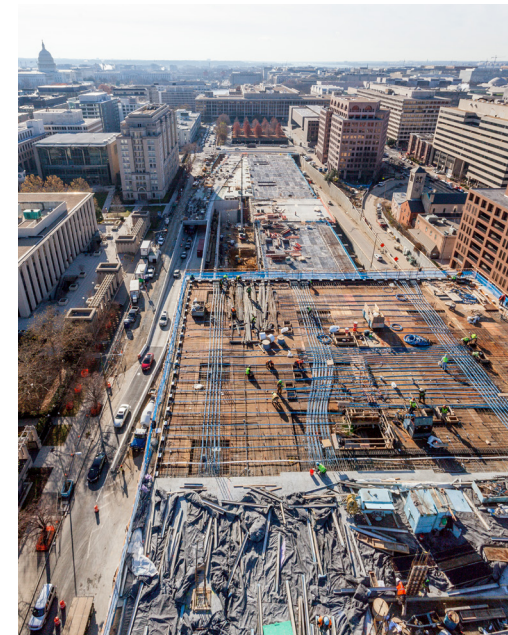
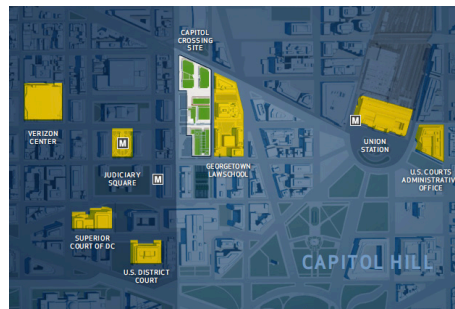
October 25, 2016, [New York Times](#)

“Washington’s oldest synagogue building is on the move” – Washington Post reporter Julie Zauzmer delves into what it takes to move the Washington region’s oldest synagogue. “We’re going to be able to build a museum that really sets the synagogue off as the jewel in the crown,” said Wendy Turman, Deputy Director of the Jewish Historical Society. “The synagogue is the largest object in our collection.”

November 3, 2016, [Washington Post](#)

“City, Heal Thyself” – Reporter Braulio Agnese writes about healing the scar created by the highway many years ago. “They are mirroring a vanguard thinking that blurs the lines between infrastructure and building projects,” said Brendan Owens, USGBC’s chief of engineering.

February 2017, [Landscape Architecture Magazine](#)



Did You Know?

Workers built a new floor approximately once every 10 days at 200 Massachusetts Ave. It is the first building on site and stands 12 stories high.



Community Partner Points of View

“I was happy to meet with the representatives of the ownership group for Capitol Crossing and the Third Street Tunnel Project. I look forward to working with residents, contractors and owners as the Massachusetts Avenue Portal is completed this spring and as the first buildings come online next year.”

Theresa Harrison
ANC 2C-02

“We look forward to Capitol Crossing welcoming its first occupants, patrons and guests. The project promises to create a stronger connection between Capitol Hill, Mount Vernon Triangle and East End downtown, further strengthening local retail growth and business opportunities and adding a new destination for our growing local residential and consumer communities. We’ve already seen progress with the opening of 395’s Massachusetts Avenue Portal, as well as the reconnection of the street grid to its original intent. And we thank the project team for their partnership throughout this process.”

Kenyattah A. Robinson
President and CEO of Mount Vernon Triangle
Community Improvement District

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Upcoming Schedule

Now that the Massachusetts Avenue Portal is open, look out for the following roadway improvements:

Newly reopened roads now are in their permanent configuration with traffic signal and new street light installations.

May/June

Granite curb installations at new traffic control islands and sidewalks surrounding the site.

June – September

Permanent road restoration where necessary will be completed.

October

Permanent lane paving and striping.

LOOK AHEAD



Third Street Tunnel Capitol Crossing Summer Update

The 3rd Street Tunnel Project is on schedule and has passed several major milestones. The new Massachusetts Avenue portal recently opened, which will improve traffic flow and make the intersection safer for pedestrians and motorists. After two years of construction around the site, almost all of the below-grade improvements to reinforce, expand and improve the tunnel are nearing completion. Construction of 200 Massachusetts Ave., NW is on schedule for delivery in mid-2018, including installation of curtainwall,

connecting utilities and electrical. Construction of 250 Massachusetts Ave., NW has begun with garage and foundation work.

Tunnel Safety Improvement

New fan systems and ductwork are being installed, and the full tunnel ventilation system will be operational in October. These improvements will make the tunnel safer for drivers in case of an emergency.

Holy Rosary Church Transformation Underway

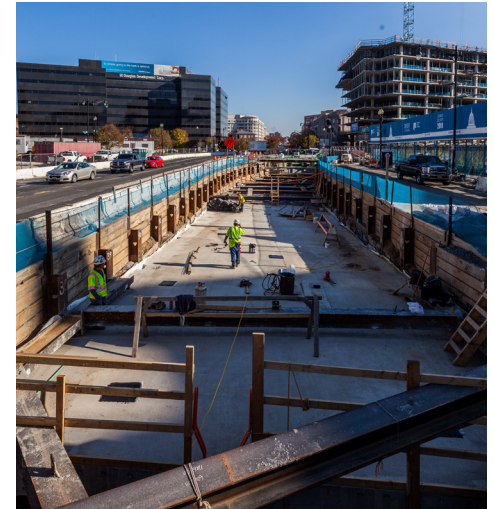
Property Group Partners (PGP) recently completed a build-out of temporary space for the church and its language school. While the main church will remain in place, adjacent buildings will be cleared of asbestos and then demolished. A new five-story facility, including a rectory, school and museum of the

Italian experience in DC, will be built above the new parking deck when complete.

Massachusetts Avenue Portal Opening

The new I-395 On-Ramp Portal on Massachusetts Avenue is now opened. Drivers and pedestrians will notice improvements including:

- Improved traffic flow and easier highway access for drivers getting on and off I-395; and
- The old 3rd Street on-ramp is now closed, and demolition is underway to make space for a new 1,100-space parking garage.



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