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http://www.bizjournals.com/washington/breaking_ground/2016/01/capitol-crossing-on-the-verge-of-going-vertical.html

Capitol Crossing on the verge of going vertical (Video)

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You've noticed the lane of traffic missing from Interstate 395 through the District — a consequence of the ambitious Capitol Crossing project, which will top the freeway with a platform and 2.2 million square feet of mixed-use development.



KEVIN ROCHE, JOHN DINKELOO AND ASSOCIATES

What you may not know is the progress **Property Group Partners** and its general contractor, **Balfour Beatty**, have made since ground was broken on the \$1.3 billion endeavor last May. It's mostly underground, but that's about to change.

During the first seven months of construction, work has included excavation and installation of a new high-voltage electrical line under Massachusetts Avenue between Third and Fourth streets NW, installation of a 30-inch water main under Massachusetts Avenue between Fourth and Second streets, installation of a new 8-inch

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water main along the east side of Third Street, construction of a slurry wall to support the north parking garage, and the installation of deep caissons that will support the three-block platform over I-395's center leg.

The caissons were poured in November. In the next couple of months, Property Group Partners will take the project vertical with the first steel segments, creating the base of the freeway deck. Also coming up, the erection of a 300-ton crane, construction of the precast concrete deck, preparation for the relocation of historic Adas Israel Synagogue, foundation preparation for 200 Massachusetts Ave. (the first mixed-use building at Capitol Crossing), and refurbishment of the Third Street Tunnel.

The 406,996-square-foot 200 Mass is scheduled to deliver in late 2018. If Mario Batali's Eataly is coming to Capitol Crossing, as long rumored, the base of this office building is where it will go. The project is expected to be complete by late 2020.

The Capitol Crossing deck and development, covering three blocks between Massachusetts Avenue and E Street NW, will close what some call "the scar downtown," a freeway-created gap that separates the central business district from the East End. The project is projected to create 4,000 construction jobs, 8,000 permanent jobs, \$40 million in annual property tax revenue and roughly \$120 million in payments to the District for the air rights.

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