

TAB 18 SUMMARY

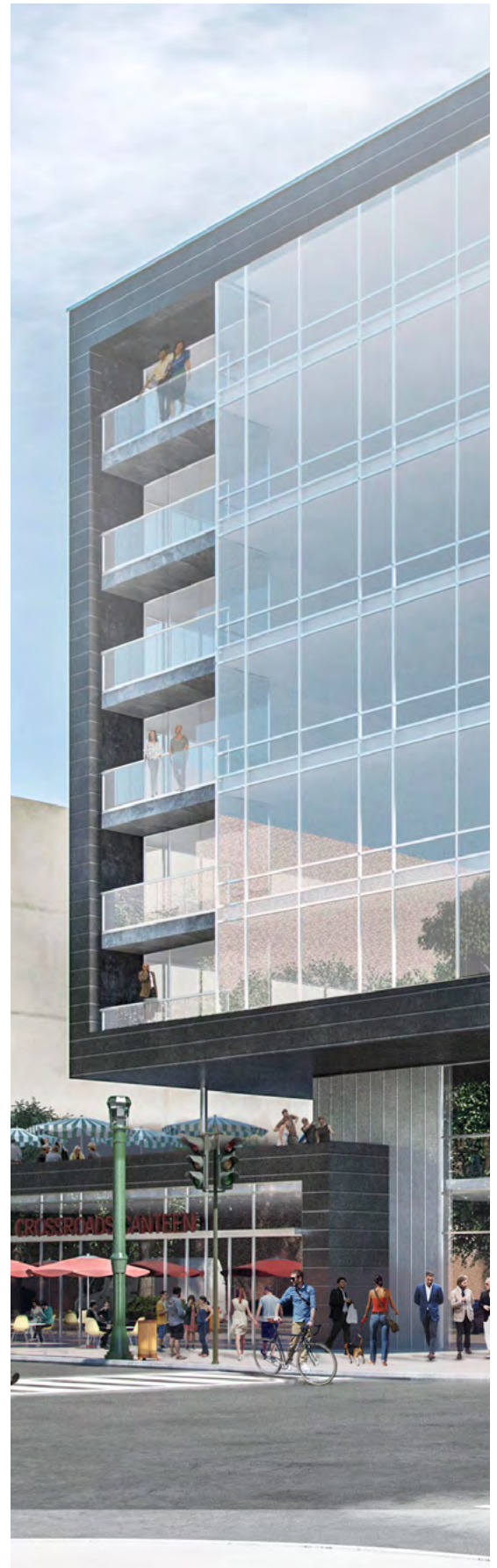
Parcel 42 Partners envisions a vibrant, mixed-use and mixed-income development for Parcel 42. We propose an architecturally significant building that will serve as a gateway to Shaw, as well as a park to be used daily by neighbors of all ages.

We have engaged with local leaders and residents to prepare our proposal, which includes:

- An innovative and thoughtful design
- An exciting mix of uses including approximately 8,000 square feet of neighborhood-serving retail (targeted retailers include a hardware store, toy store, sandwich shop, and sit-down restaurant), with a specific retail space established for a District-owned business operated by a member of the community
- 90 residential units focused on larger units for families, who are underserved by existing buildings in Shaw & the District – of this mix, 30% of the units will be affordable to residents, more than one-half at 30% of AMI and the remainder at 50% of AMI (exceeding the District's requirements)
- An outdoor park accessible to the public that enhances Shaw's beauty
- A vibrant streetscape that encourages pedestrian activity across from the Metro Station
- Environmental features designed to achieve LEED-Gold
- Significant opportunities for local businesses (including the set-aside for a local retailer) and for members of the community to get jobs, including a requirement that the local business execute an Apprenticeship Agreement with the District

Our goals are to provide housing options for families and those overwhelmed by high area housing costs, bring extraordinary dining and shopping to Shaw residents, and complete an underutilized corner with a pedestrian-focused design and a dynamic park for existing and new residents to enjoy.

Our proposal is economically strong and does not require District subsidy. We will break ground in the Spring of 2018.





PARCEL 42
PARTNERS

PARCEL 42 PARTNERS

DITTO RESIDENTIAL
GROUP360 REAL ESTATE ADVISORS
IRVING DEVELOPMENT

APRIL 13, 2016 | HOWARD THEATRE

DITTO.

LEAD DEVELOPER



DEVELOPMENT PARTNER



DEVELOPMENT PARTNER



INTERIOR ARCHITECT



EXTERIOR ARCHITECT



LANDSCAPE ARCHITECT



RETAIL CONSULTANT



TRAFFIC ENGINEER



CIVIL ENGINEER



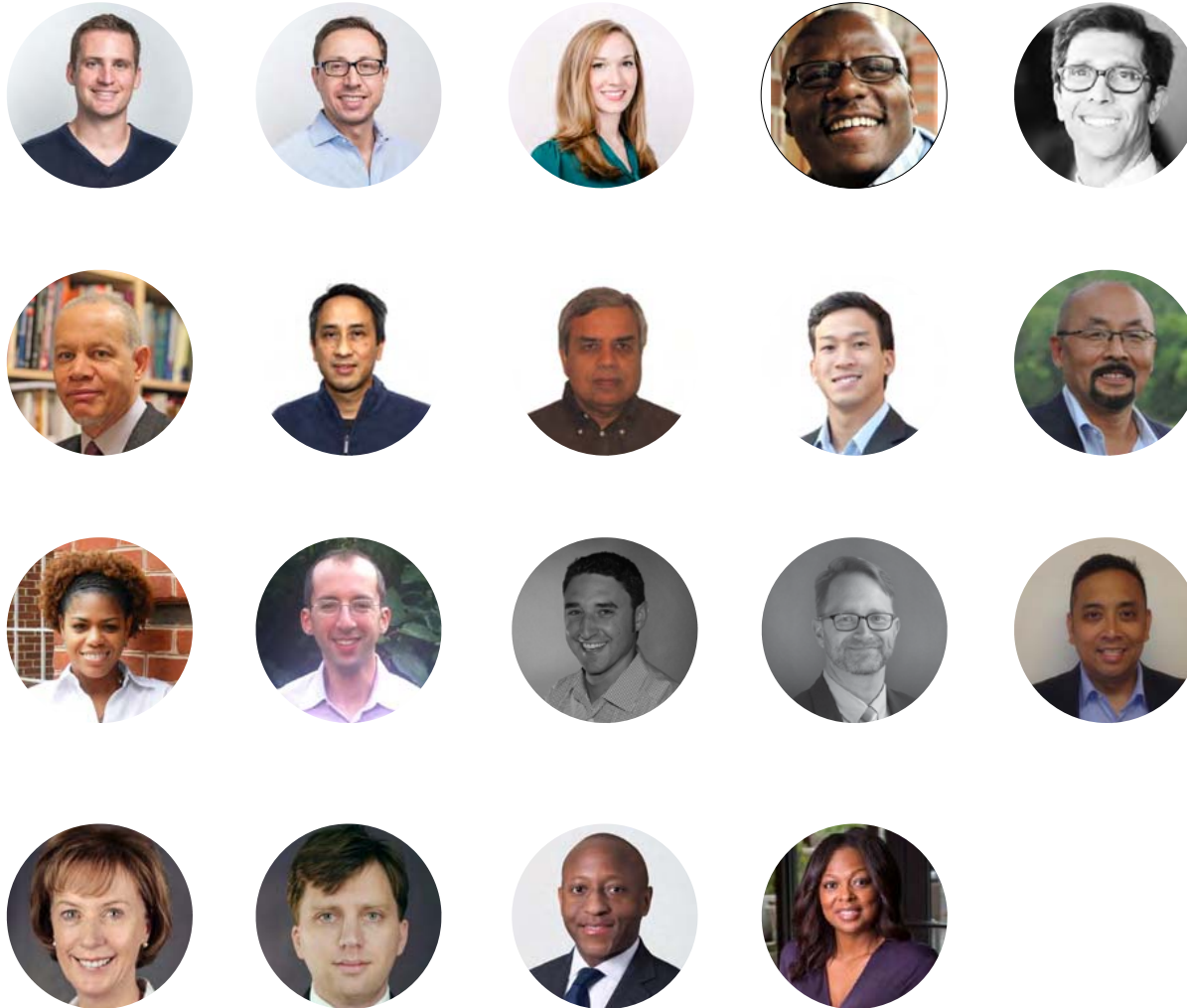
LEGAL COUNSEL



PROPERTY MANAGEMENT

ORGANIZATION CHART





OUR TEAM



Unit Type	Market		
	Rate	Affordable	%
1 Bedroom	16	6	24.4%
2 Bedroom	25	12	41.1%
3 Bedroom	22	9	34.4%
Total	63	27	100%

TOTAL: 90 UNITS



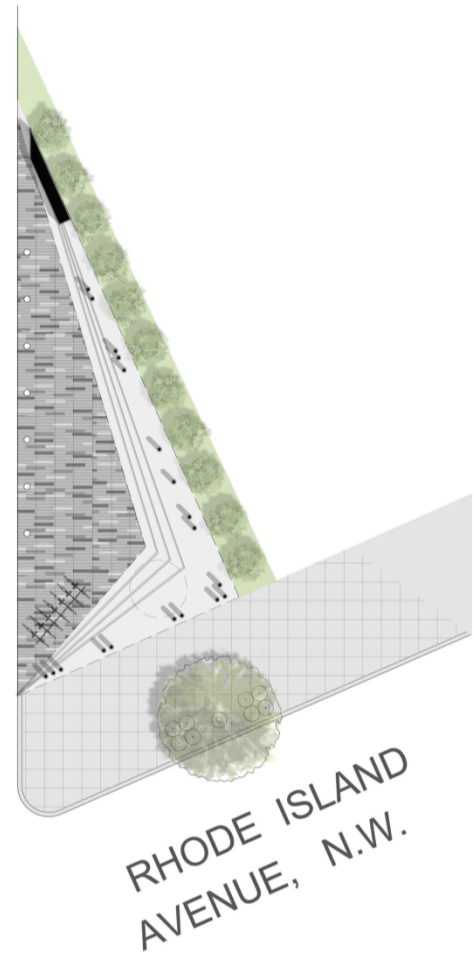
Use	Stories	Gross SF (GSF)	Net Rentable SF (NSF)	% of Area
Residential	7	84,149	66,125	90%
Retail	1	7,753	7,753	10%
Total	8	91,902	73,878	100%

PLAN



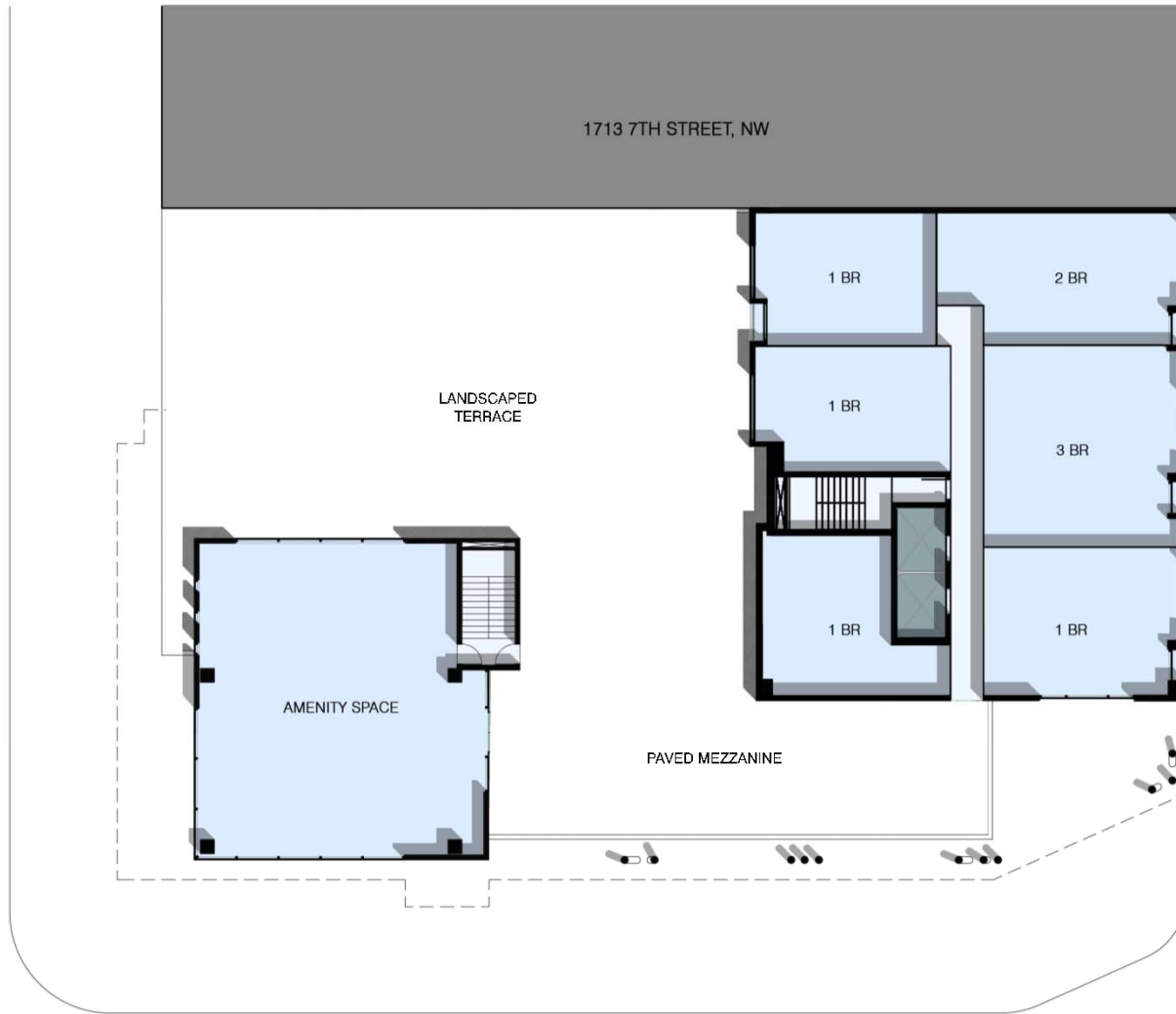


MEZZANINE LEVEL

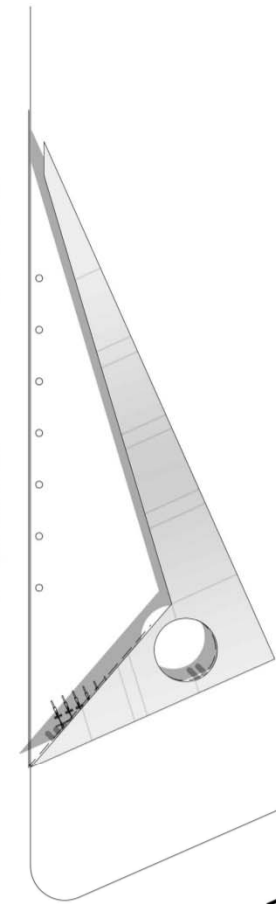


GROUND FLOOR

7th STREET, N.W.



PUBLIC ALLEY



RHODE ISLAND AVENUE, N.W.

R STREET, N.W.

SECOND FLOOR



7th STREET, N.W.



ALLEY
PUBLIC

RHODE ISLAND
AVENUE, N.W.

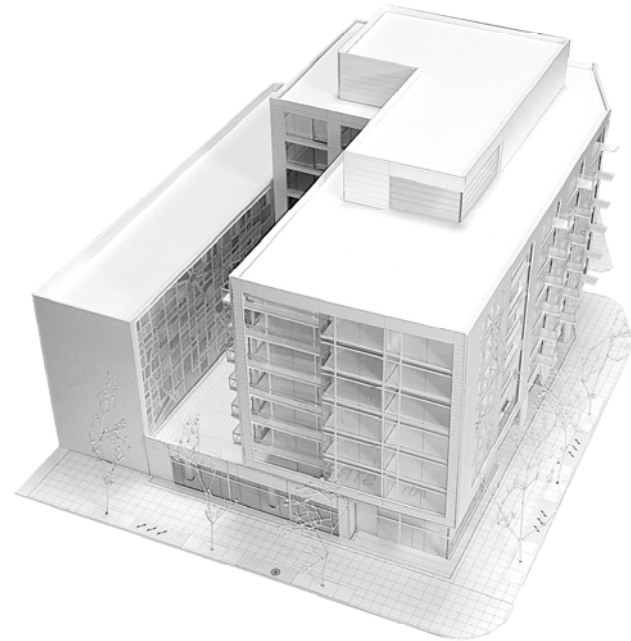
R STREET, N.W.

SAMPLE FLOOR

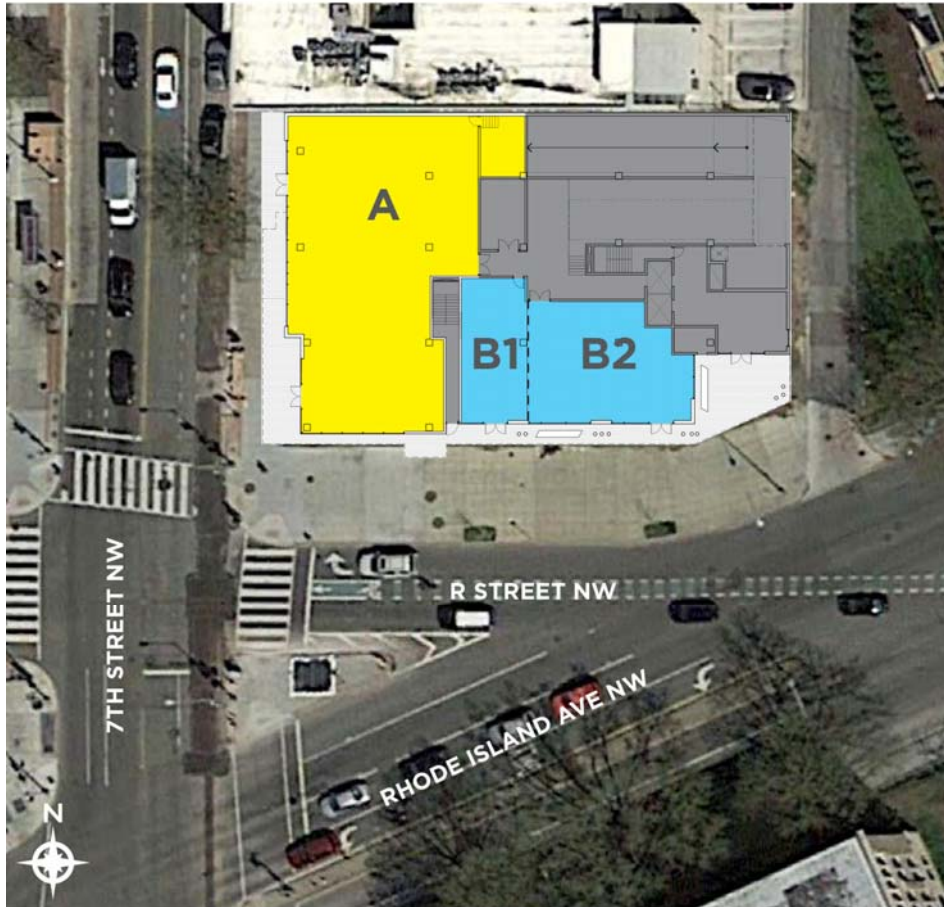




ARCHITECTURAL MODEL



ARCHITECTURAL MODEL



RETAIL A - 5,192 SF

Full Service Restaurant

- The Coupe
- DGS Delicatessen
- Garces Trading
- Fainting Goat

Neighborhood Restaurant

- Pizzeria Vetri
- 7th Hill Pizza
- Duke's Grocery

Hardware / Home Improvement

- ACE/Logan Hardware
- True Value
- Frager's Hardware

Sporting Goods

- The Daily Rider
- bicycleSPACE
- Fleet Feet Sports
- Charm City Run

RETAIL B - 2,561 SF

- B1: 875 SF
- B2: 1,686 SF

Children's Toys & Books

- Hooray for Books
- Barston's Childs Play
- Doodlehopper 4 Kids

Sandwich Shop / Bakery

- Jettie's
- White Apron
- Spring Mill Bread Co

Coffeehouse / Cafe

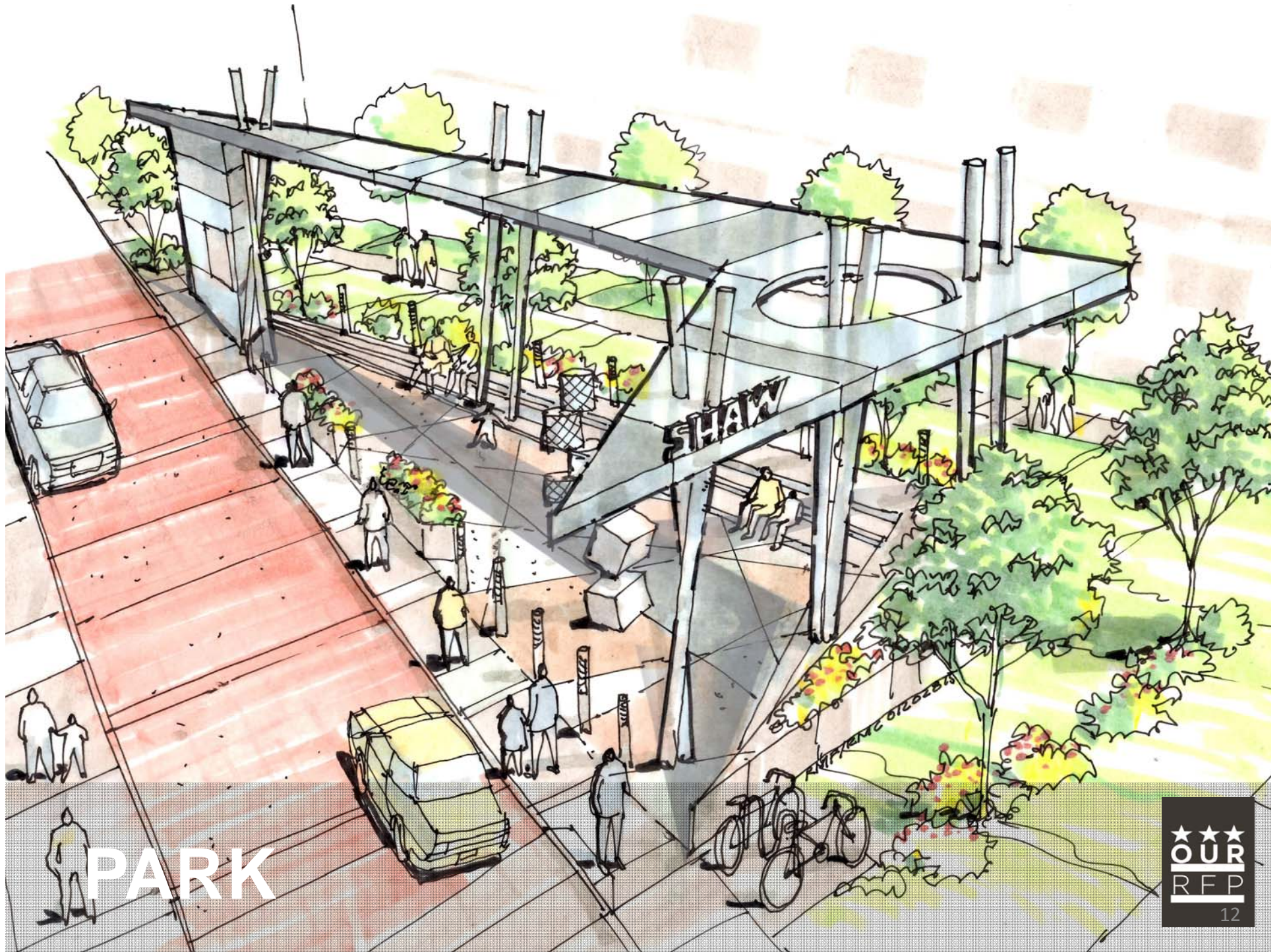
- Slipstream DC
- Philz Coffee
- Big Bear

Specialty Fitness

- ZenGo
- Barre3
- Shred415
- Studio MDR



RETAIL MERCHANDISING



PARK

- Innovative + architecturally significant design
- Neighborhood-serving retail
 - Community restaurant
 - One retail bay set aside for local resident operator
- 90 Units (fewest residential units of all proposals)
- Family-size units
- 27 affordable housing units
- Engaging public park
- Vibrant streetscape
- Quick + successful delivery of project
 - Groundbreaking by Spring 2018



PROJECT HIGHLIGHTS



COMMUNITY OUTREACH

Parcel42Partners.com

PARCEL42
PARTNERS

