

TAB 18: RIA7 (PARCEL 42) RESPONSE SUMMARY

Our team's vision for the development of the RIA7 (Parcel 42) is to create an award-winning, attractive and welcoming community, safe and healthy, not only for residential living, but also for destination and neighborhood retail suited for this marquis location.

We will build a 128-unit, nine-story, Net-Zero-ready apartment building, with market-rate and affordable housing and vibrant street level retail. Seventy-eight of the units will be market-rate and fifty will be affordable to persons/families earning between 30% and 60% of the Area Median Income (AMI). The street-level retail spaces are designed to accommodate an organic grocer, restaurants and small shops. Lot 803 will have open green space, accessible to the public, to be used as an outdoor amenity for community-benefiting programming, including a farmers' market, other open air and pop-up markets, art exhibits, and bicycle repairs. The markets and other outdoor activities will increase foot traffic, engaging neighbors and enhancing life in Shaw.

The proposed uses are in direct response to the community goals determined through the OUR RFP process: (a) a mixture of low- and moderate-income as well as market-rate apartments; (b) a vibrant mix of destination and neighborhood retail; and (c) open green space for public use.

The development team leaders are Lincoln-Westmoreland Housing of the District, and AHC Inc. of Arlington. Between them, they have developed nearly 7,000 apartments regionally, including in Shaw. The development (building, streetscape and open area landscape), designed by Shalom Baranes Associates (SBA), will integrate with and enhance the surrounding community, and, together with the adjacent Channing E. Phillips Homes and Watha T. Daniels Library, will form a beacon at this intersection and establish a signature gateway for the neighborhood.



PARCEL 42
RFP PRESENTATION

TO THE COMMUNITY
HOWARD THEATRE



Office of the Deputy Mayor for Planning
and Economic Development

Prepared by



Lincoln Westmoreland Housing
shalom baranes associates | architects

April 13, 2016

RIA7 PROJECT TEAM

- **DEVELOPERS** : AHC & Lincoln-Westmoreland Housing
- **ARCHITECT** : Shalom Baranes Associates
- **CIVIL ENGINEER** : Dewberry
- **MEP ENGINEER** : Interface
- **GENERAL CONTRACTOR** : Hamel Builders, Inc.
- **FINANCING** : AGM Financial, Capital One, Hudson Housing
- **ATTORNEY-TRANSACTION** : Reno & Cavanaugh
- **ATTORNEY-LAND USE** : Goulston and Storrs
- **PROPERTY MANAGEMENT** : CT Associates
- **RETAIL LEASING** : Papadopoulos Properties, Inc.

AHC - BACKGROUND

- **501(C)(3) NON-PROFIT ORGANIZATION, SINCE 1975**
- **EXPERIENCED: DEVELOPED 50 PROPERTIES IN THE MID-ATLANTIC REGION**
- **STRONG CAPACITY**
 - Staff of 50, 10 in project development.
 - Other Divisions: Resident Services, Property Management, & Construction Management
 - Solid Balance Sheet - \$770 Million Total Assets
 - Extensive Financing Experience: Conventional & Tax-Exempt Debt, Tax Credits.



LINCOLN WESTMORELAND HOUSING, INC.

- **FORMED IN 1969 BY TWO CHURCH GROUPS**
 - Dedicated to affordable housing
 - Lincoln Temple United Church of Christ (11th & R NW)
 - Westmoreland Congregational United Church of Christ
- **47 YEARS OF INVESTMENT IN SHAW**
 - Recent reinvestment in Channing E. Phillips Homes (2014-16)
- **COMMITMENT TO COMMUNITY INVOLVEMENT**
 - Volunteer board that includes residents



HAMEL BUILDERS, INC

- THREE DECADES OF MULTIFAMILY EXPERIENCE
- OVER \$2 BILLION IN CONSTRUCTION
- 31,000 UNITS COMPLETED
- CREATED 256 JOBS FOR DC RESIDENTS SINCE 2010
- 270 COMPLETED MULTIFAMILY PROJECTS
- EXTENSIVE EXPERIENCE WITH:
 - DMPED
 - DHCD
 - DCHFA
 - DCHA
 - DOES
 - DSLBD





CITY MARKET AT O STREET – SENIOR HOUSING



DISTRICT APARTMENTS ON 14TH STREET



N STREET VILLAGE FOR WOMEN

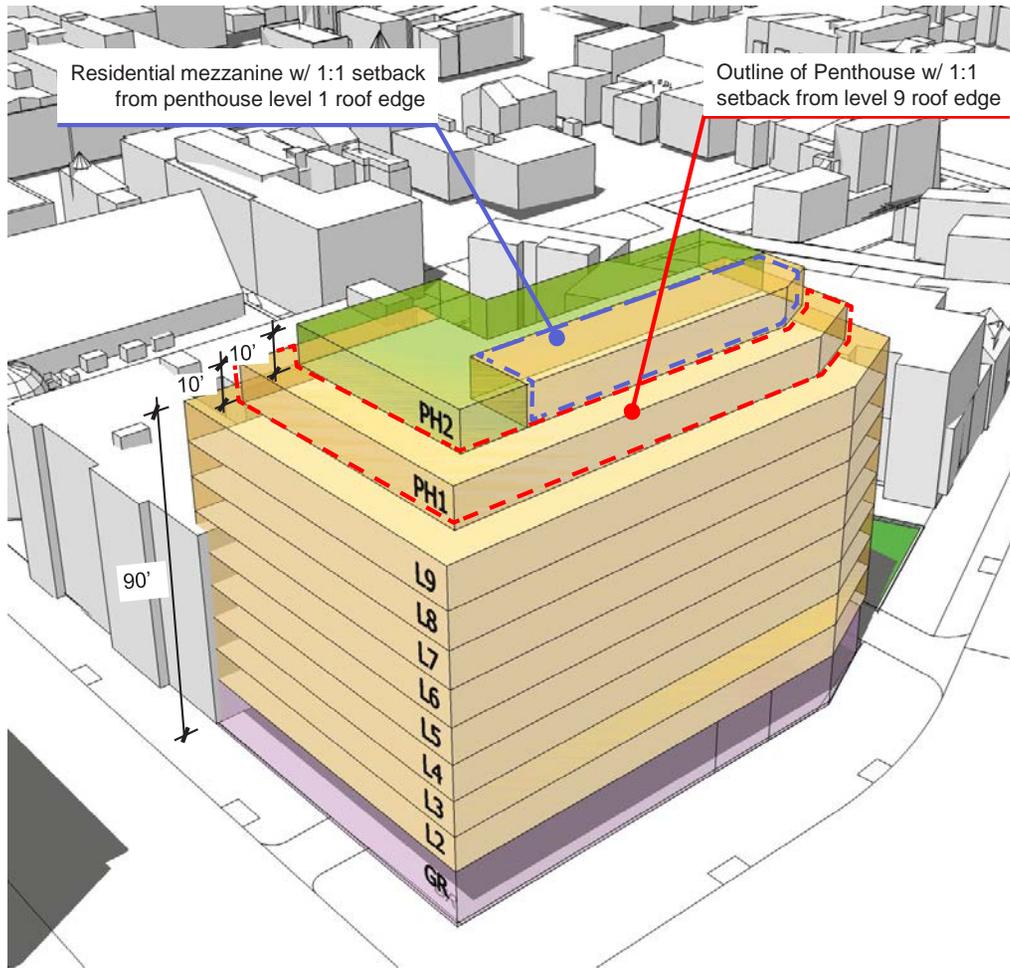


CHANNING E. PHILLIPS HOMES

CONTEXT PHOTOS



MASSING STUDY



90' BUILDING W/ TWO PENTHOUSE LEVELS

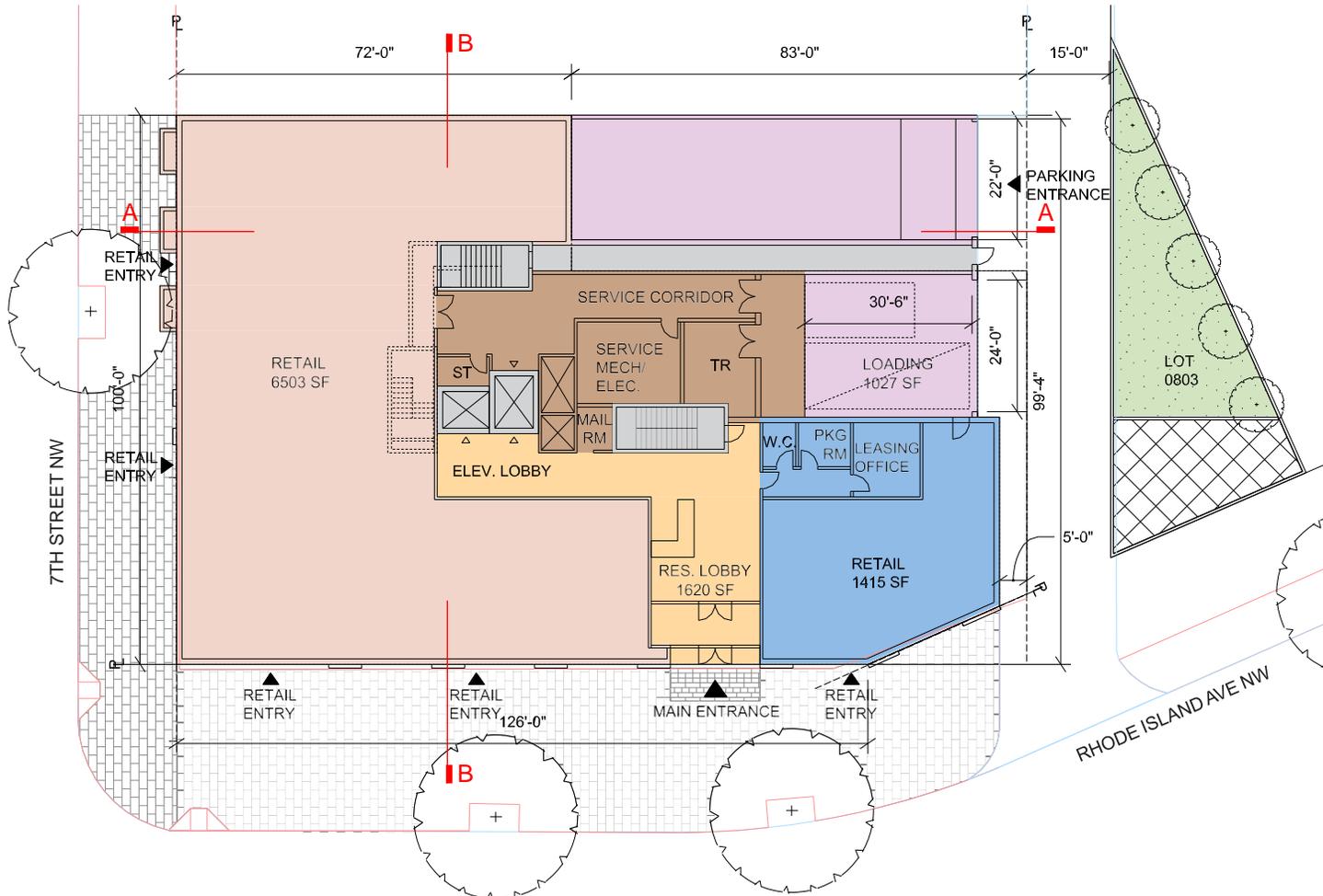


VIEW OF SE CORNER



VIEW OF NE CORNER

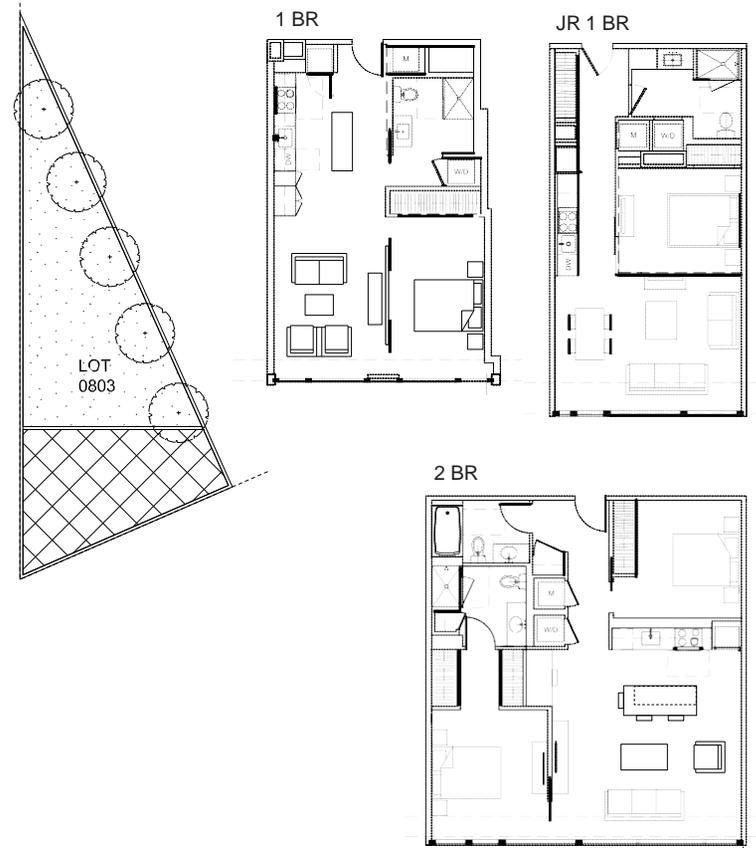
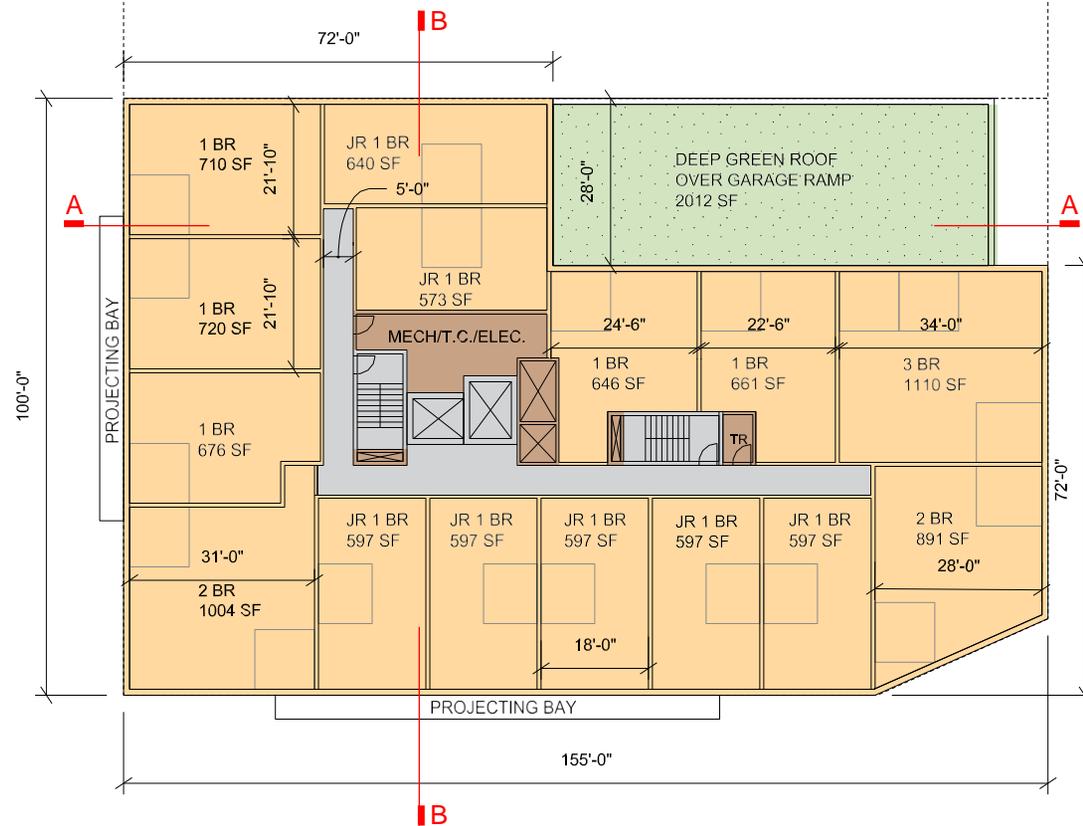
GROUND FLOOR



- LOADING / PARKING
- CORE / CORRIDOR
- SERVICE
- RETAIL
- RESIDENTIAL
- GREENROOF
- AMENITIES



TYPICAL FLOOR (LEVEL 2 TO 9)



- LOADING / PARKING
- CORE / CORRIDOR
- SERVICE
- RETAIL
- RESIDENTIAL
- GREENROOF
- AMENITIES

RENDERING



VIEW FROM SW CORNER

GUIDING PRINCIPALS—COMMUNITY PREFERENCES

- HIGH-QUALITY DESIGN
- DESTINATION & NEIGHBORHOOD SERVING RETAIL
- CONSIDERABLE AFFORDABLE HOUSING

PROJECT COMPONENTS

- MARKET-RATE RENTAL HOUSING
- AFFORDABLE RENTAL HOUSING
- NEIGHBORHOOD-SERVING & DESTINATION RETAIL
- PUBLIC SPACE WITH MULTIPLE USES

KEY FEATURES

- NET-ZERO READY DESIGN/MATERIALS/EQUIPMENT, INCLUDING ADJACENT PHOTOVOLTAIC CELLS
- HEALTHY HOME FEATURES
- COMMANDING VIEWS AND AMPLE NATURAL LIGHT



RETAIL

- PAPAPOPOULOS PROPERTIES: EXPERIENCED, DC-BASED FIRM LEADING THE LEASING EFFORT
- LONG-ESTABLISHED RELATIONSHIPS, SHAW EXPERIENCE



ENERGY EFFICIENCY

- INTERFACE ENGINEERING: INNOVATIVE LEADER IN HEATING/COOLING, LIGHTING, AND WATER/SEWER UTILITIES
- PHOTOVOLTAIC PANELS ON ADJACENT BUILDING ADD TO COMMUNITY ENERGY CONSERVATION



PUBLIC SPACE (LOT 803)

- PROGRAMMING BASED ON COMMUNITY COMMENT & OUTREACH
- COORDINATE WITH SHAW MAIN STREETS, ANC, AND OTHER NEIGHBORHOOD STAKEHOLDERS
- EMPHASIZE FLEXIBLE RANGE OF USES TO INCREASE UTILIZATION.
- POSSIBLE USES
 - Farmers Market, multiple days each week
 - Seating and hard/landscaping
 - Bike repair kiosk, or bicycle business incubator
 - Revolving art exhibitions



RIA7 PROJECT SUMMARY

1. DEVELOPMENT TEAM EXPERIENCE

- AHC—50 projects over 40 years, strong financial capacity
- LWH—came to Shaw in 1960s, projects on 7th & R Streets
- Hamel—extensive DC mixed-use experience

2. HIGH PROPORTION OF HOUSING AFFORDABILITY, RANGE OF INCOMES

3. EXCEPTIONAL DESIGN IN MIXED-USE COMMUNITY

4. EXTENSIVE GREEN-BUILDING AND HEALTHY LIVING FEATURES

5. EXPERIENCED LEASING TEAM FOCUSED ON VIBRANT NEIGHBORHOOD & DESTINATION RETAIL

6. FLEXIBLE, COMMUNITY-FOCUSED PUBLIC SPACE (LOT 803)





RIA7



Lincoln
Westmoreland
Housing



shalom baranes associates | architects