



SHAW

8TH
&
OST

INSPIRING NEW CONNECTIONS

A&R Companies / BKV Group / 8th & O Streets, NW / Community Presentation
Monday, June 30, 2014 / Contact: Feras Qumseya fqumseya@ar-companies.com

A&R

SINCE

1977

35+
YEARS
SERVING

COMPANIES

FAMILY OWNED

+ \$1B IN DEVELOPMENT

+ 1M SQ FT | 8,500 UNITS

+ URBAN AFFORDABILITY



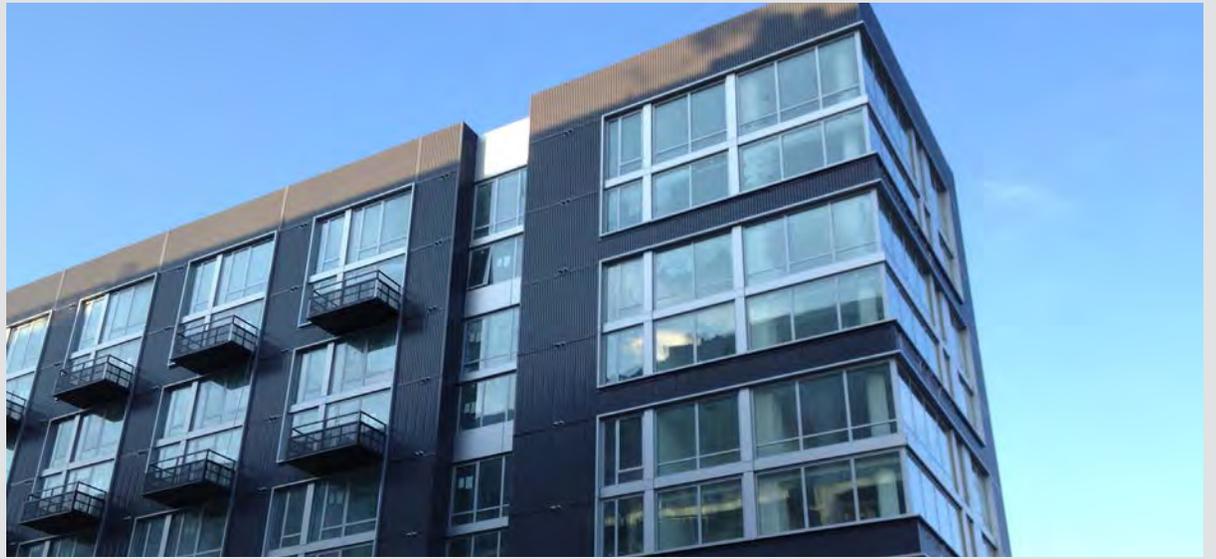
PASSION

PEOPLE-FOCUSED DESIGN

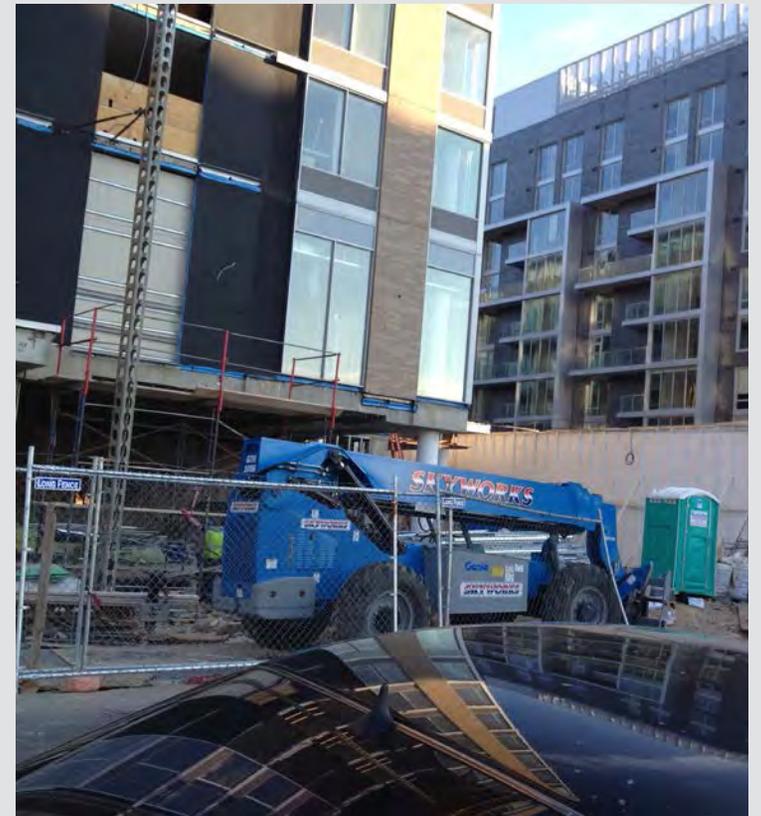
URBAN MIXED-USE AFFORDABLE

COMMUNITY & DELIVERY





“It’s really changed in the last 10 years...”





“I like that it’s walkable...”



**“Seems like
it’s the hip
area these
days...”**





1541

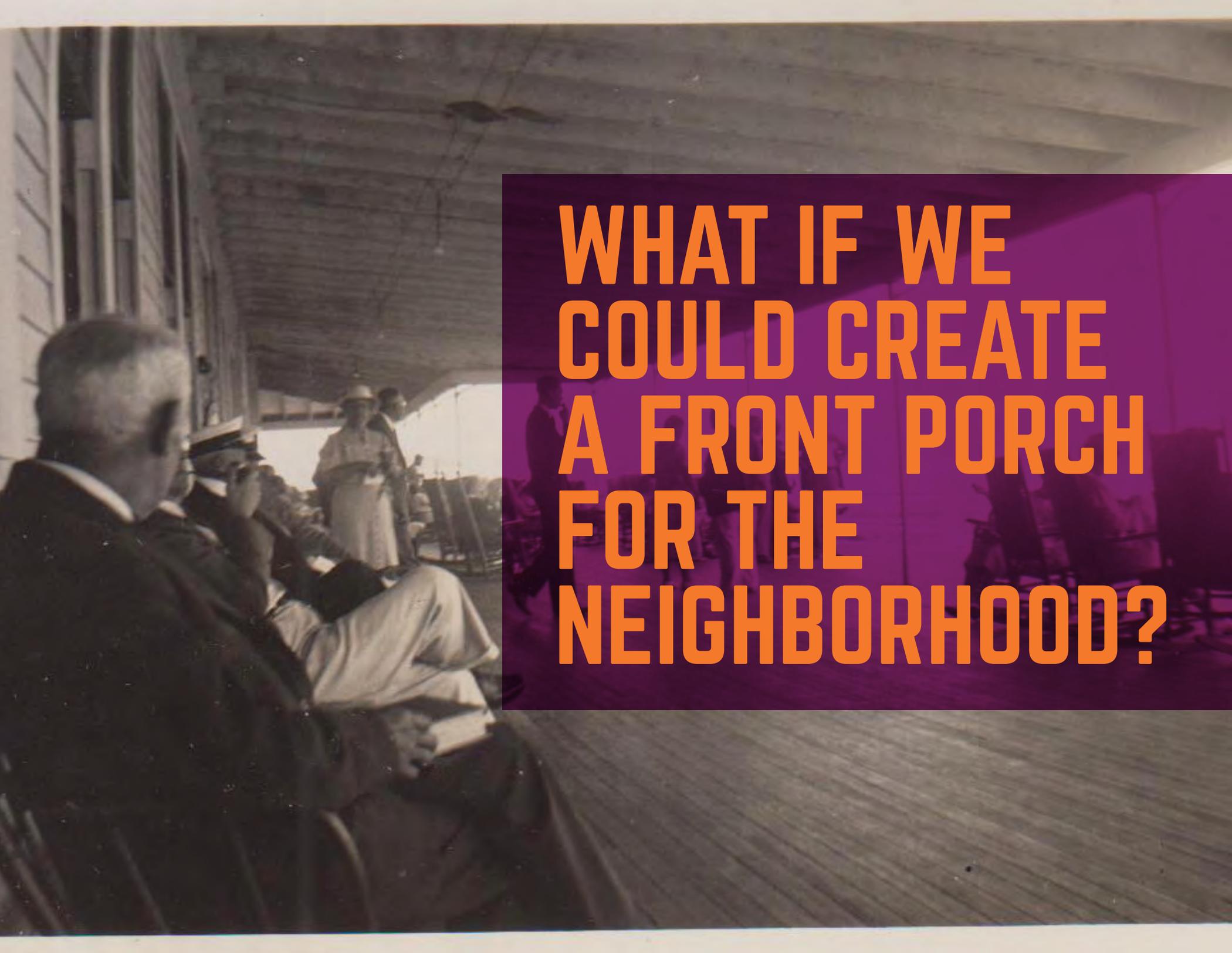
STORY

INSPIRING NEW CONNECTIONS

FAMILY COMMUNITY

LOCAL BUSINESS



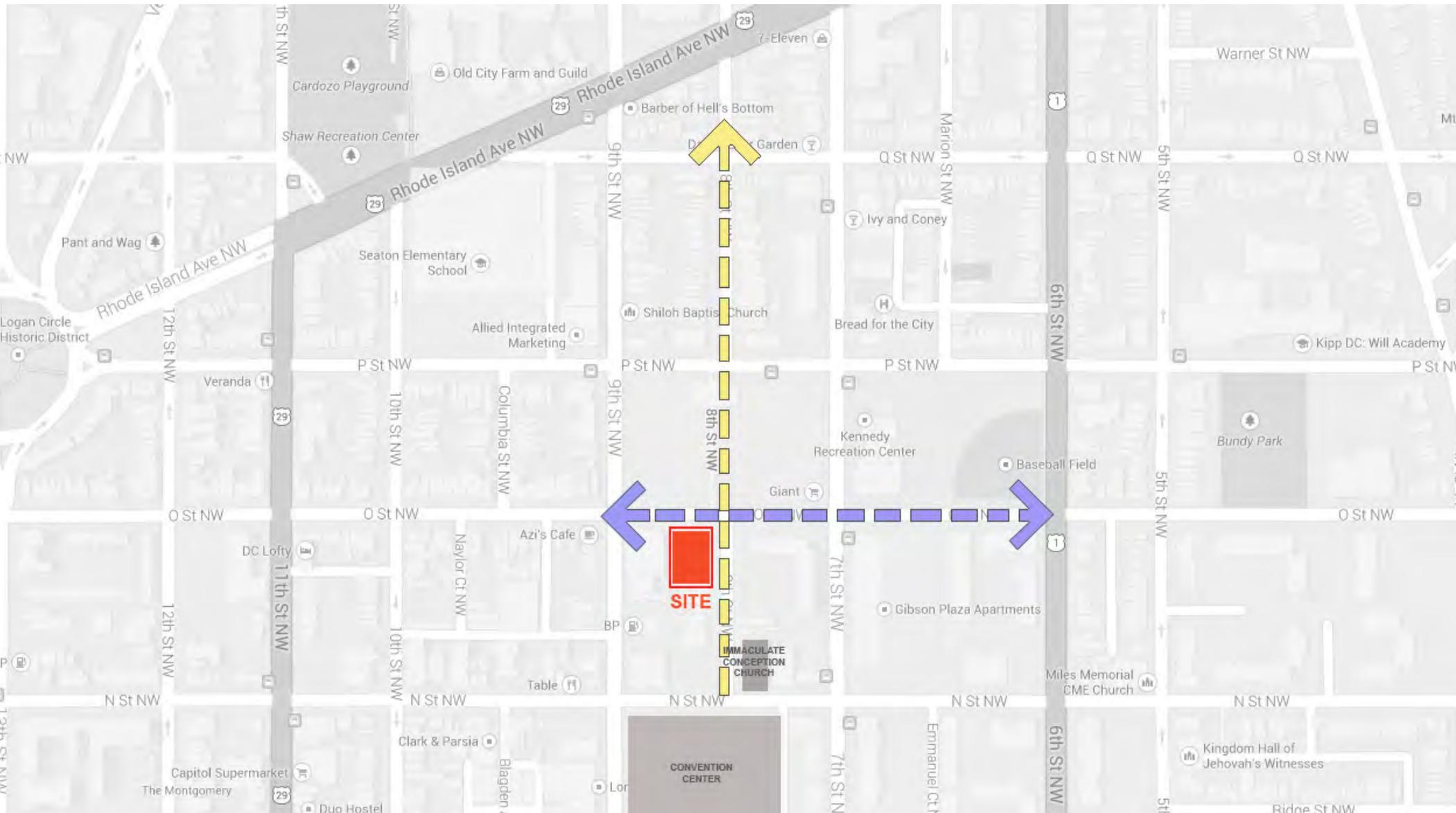


**WHAT IF WE
COULD CREATE
A FRONT PORCH
FOR THE
NEIGHBORHOOD?**



TURNING STORY INTO DESIGN VISION

NEIGHBORHOOD CONTEXT



APPROACH

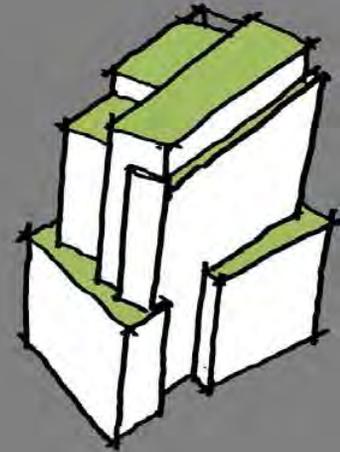
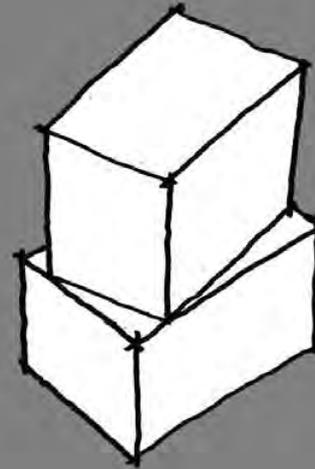
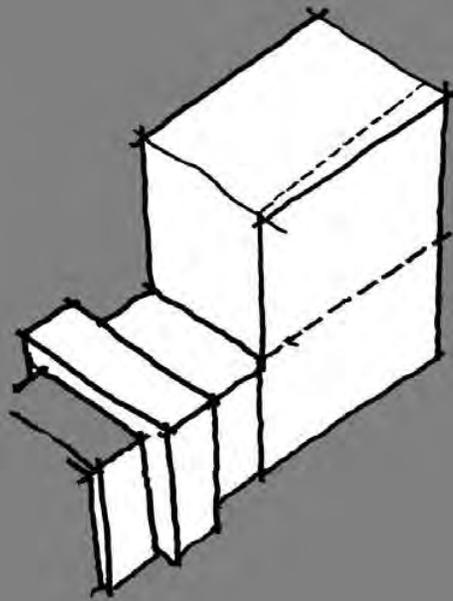
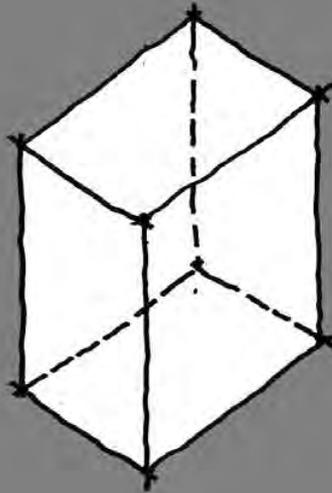
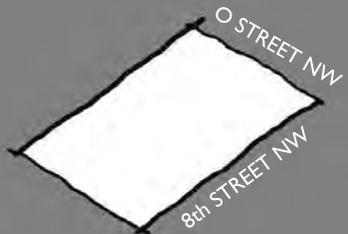
SITE

BUILDING MASS

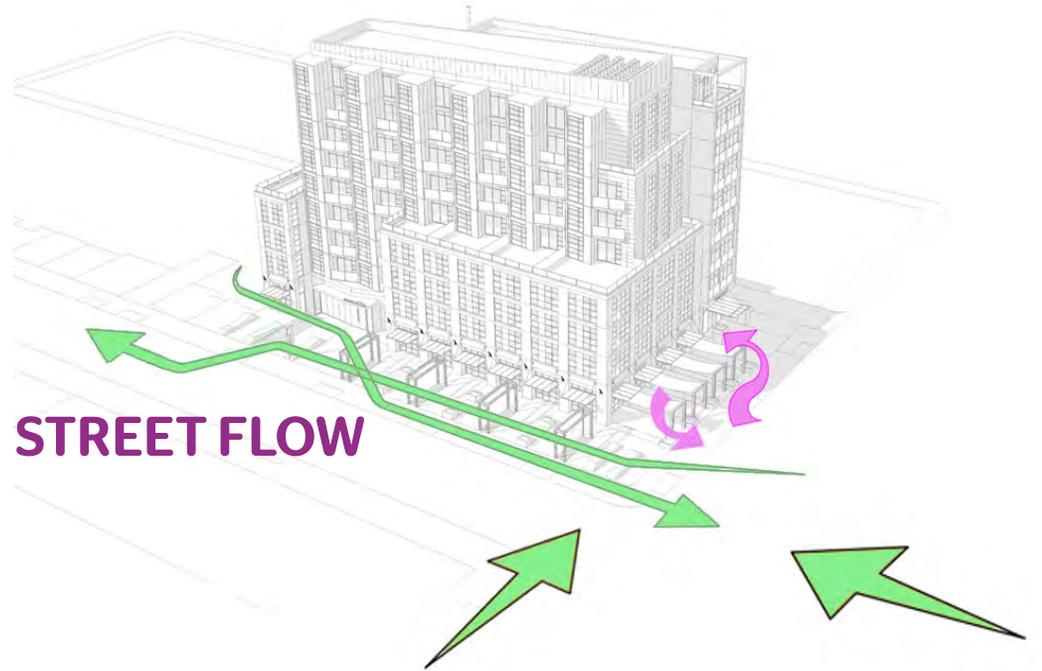
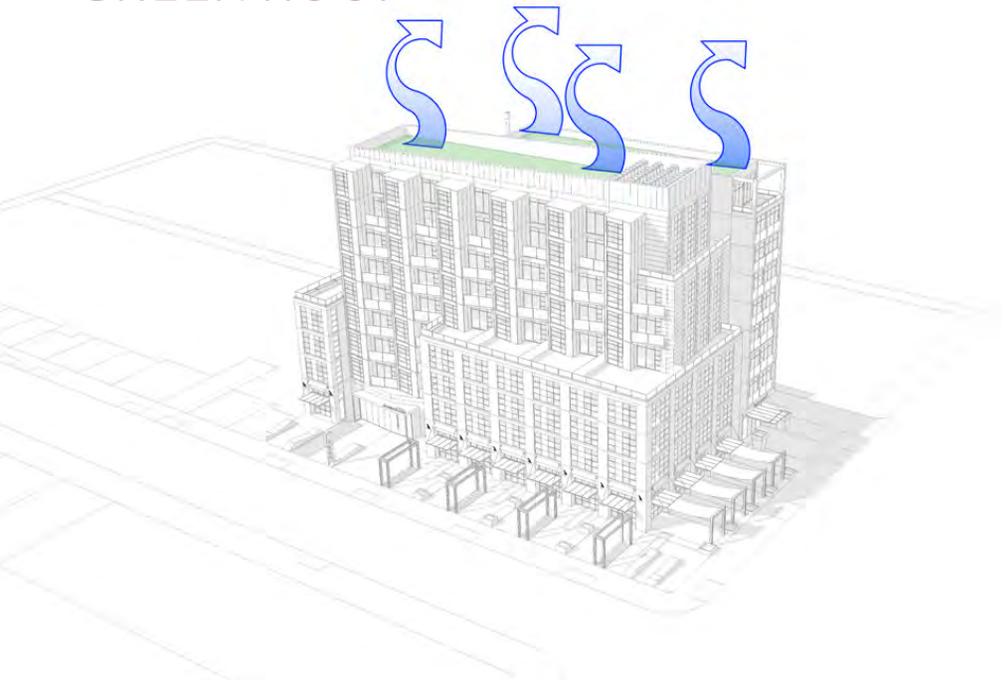
CONTEXT

CARVING

TERRACES



GREEN ROOF



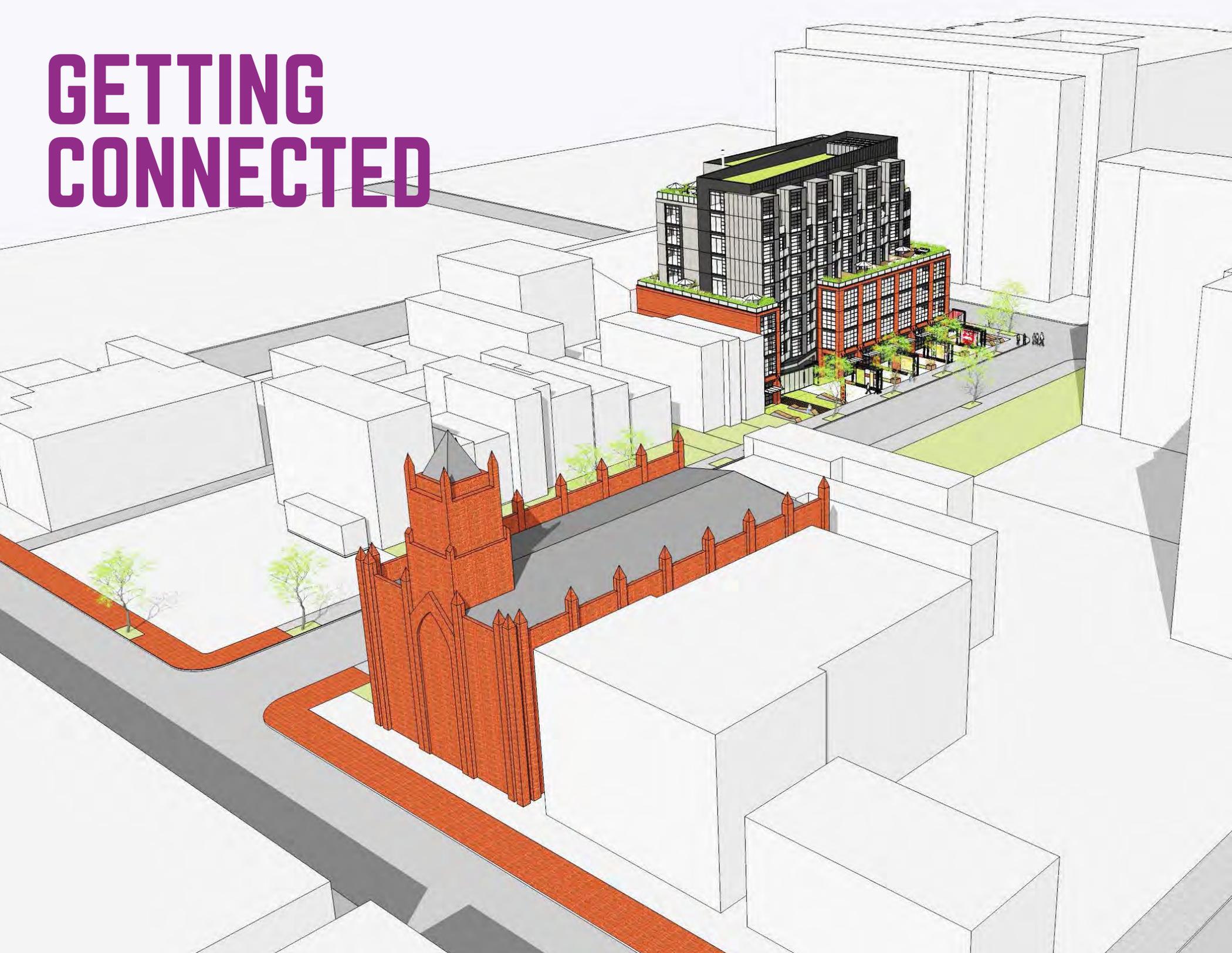
VIEWS



IN & OUT

FLOW

GETTING CONNECTED



PROGRAM

O STREET NW

RETAIL



ALLEY

8TH STREET NW

10'-0"

15'-0"

GROUND PARKING

RESIDENTIAL LOBBY

COMMUNITY SPACE

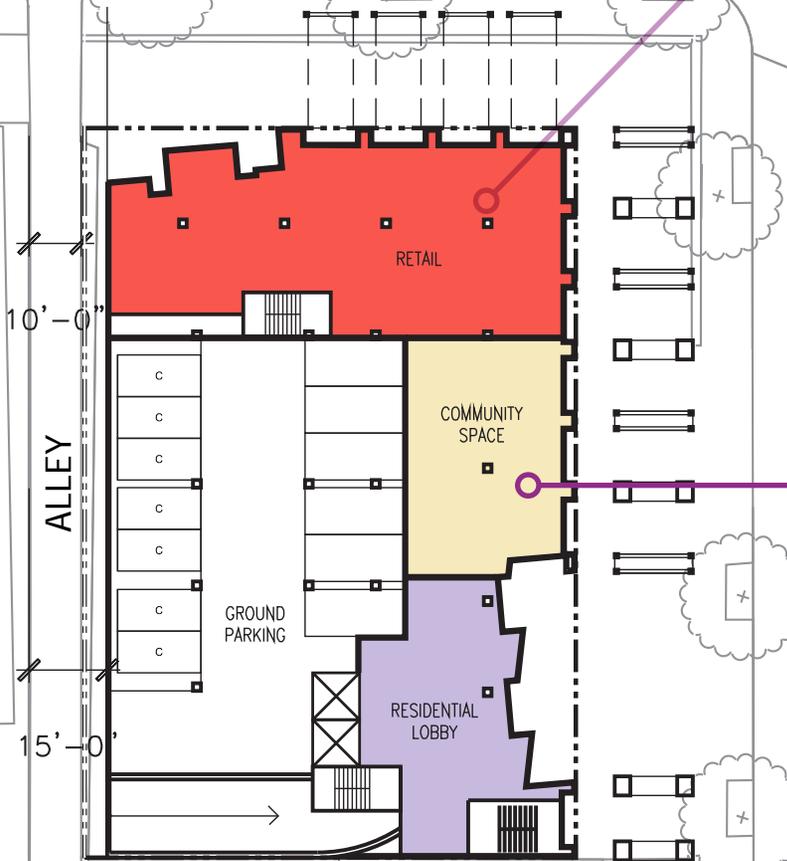
RETAIL

PROGRAM

O STREET NW

RETAIL

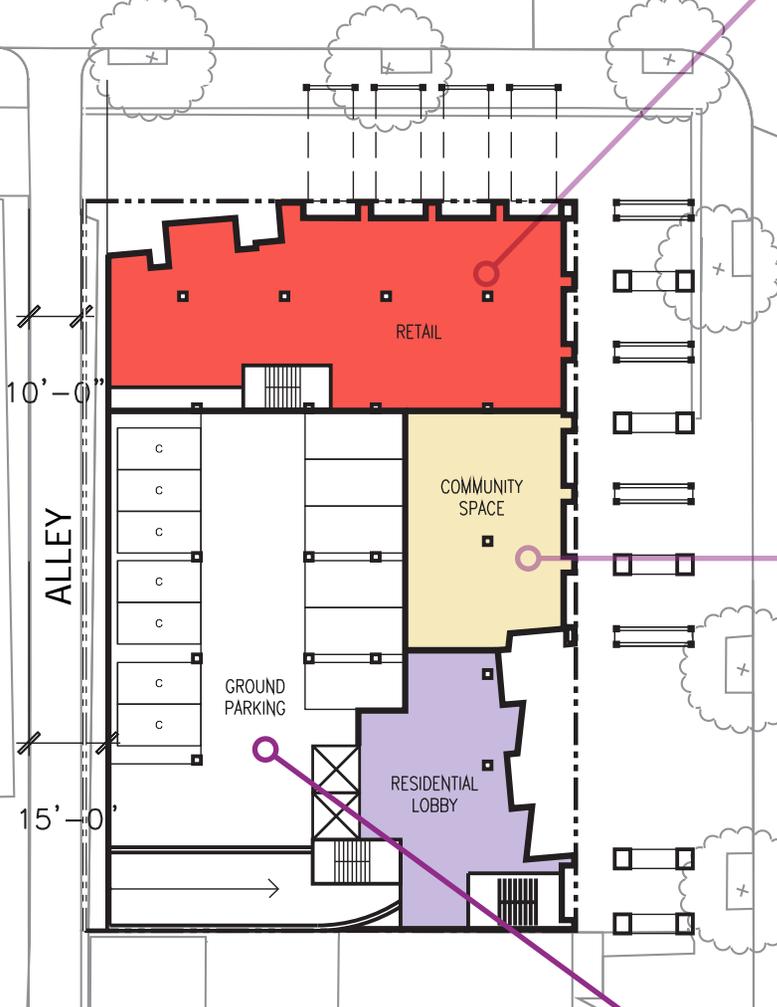
COMMUNITY SPACE



8TH STREET NW

PROGRAM

O STREET NW



FRONT PORCH



the loft at 1336

LOCAL BUSINESS



RESPECTFUL



the loft at 1336

COMMUNITY



CONNECTION



INSPIRING NEW CONNECTIONS



FAMILY

COMMUNITY

**LOCAL
BUSINESS**



THE POWER OF WE

THE A&R WAY



INSPIRING NEW CONNECTIONS

+ BETWEEN PEOPLE
+ THE PAST & FUTURE
+ IN THE COMMUNITY

An architectural rendering of a modern, multi-story brick building with large windows and a courtyard. The scene is set at dusk or dawn, with warm lighting from the building's interior and exterior. The text is overlaid on the image in a bold, orange, sans-serif font. The building features a mix of brick and large glass panels, and a sign for 'GARAGE' is visible on the right side. People are walking on the sidewalk in the foreground, and a sign for 'RDONES' is visible in the courtyard area.

WITH YOU.

*A COMMUNITY
PROCESS WHERE
THIS IS JUST THE
BEGINNING.*

SHAW

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THANK YOU!

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