

# From DREAMS



# to REALITY.

 **Communitythree**  
development

 **TORTI GALLAS AND PARTNERS**  
*Architects of Sustainable Community*





Park Place



The Swift



City Vista



The Ellington

Over **35 projects** designed and constructed in the District of Columbia over the last 10 years totaling more than **\$1 Billion** in construction costs.



# Community Three Development | Mixed-Use Creative Rehab



2012 AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION



The Residences at St. Monica's



1011M



Centrie



The Schofer

Museum

The Creative Hive

Architecture Firm

Arts League



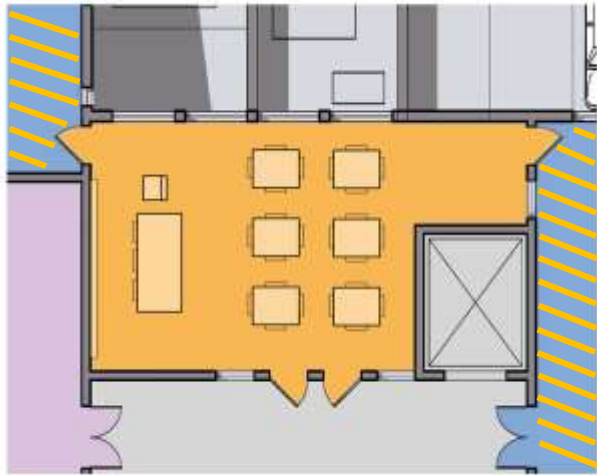
# Design



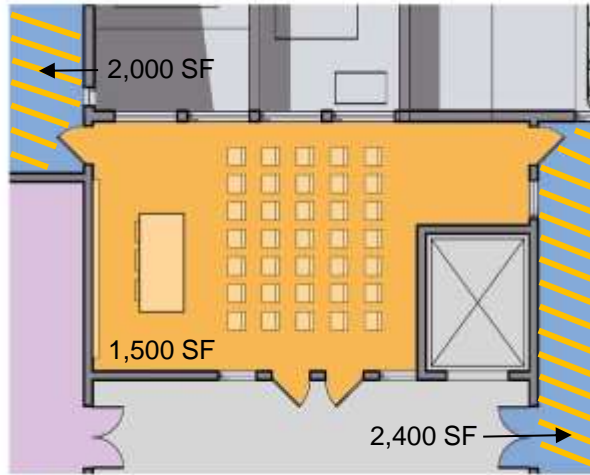


# The U Street Arts League | A Place for Community

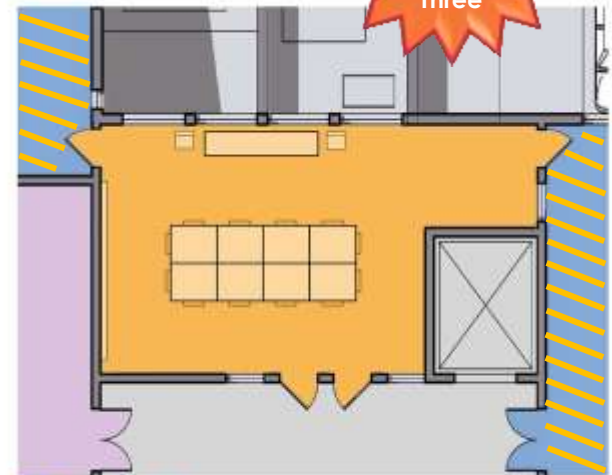
**\$50,000**  
Start Up Grant  
from  
Community  
Three



**Workshop**



**Classroom**



**Meeting Room**



**10,000 SF Museum**  
**1,500 SF U Street Arts League**  
**4,400 SF Torti Gallas Shared Space**

**15,900 SF Total Space for Non-Profit Use**





Community transformation begins with **listening** to the community...



...and implementing **realizable plans.**

## Community Benefits | What We Heard

- **Daytime Uses** that Improve the Living, Working, Shopping Mix
  - **Office Uses** that Bring Daytime Workers to the Neighborhood
  - Cultural and **Arts Uses** that Celebrate, Educate and Direct Visitors to the Arts Overlay Neighborhood, including Galleries, Studios and Small Performance Spaces
  - **Limit Late Night Uses**
  - Restaurants/Bars/Hotels/Schools are **Undesirable Uses**
  - **Limit Buildings** to Existing Heights and Similar Footprints
  - **Close/Replace the Alley**
  - Show **Sensitivity to the Historic Structures** with Fine Design and Construction
  - **Develop Sustainably**
  - Maintain and **Secure the Property** during Development
- ✓ Entire Main Building Daytime Use
  - ✓ Bringing 100+ Office Employees to the Site on Day One
  - ✓ The Creative Hive: Museum, Arts-Related Offices, Shared Workshop Space, and The U Street Arts League
  - ✓ No Nighttime Uses
  - ✓ No Restaurants/Bars/Hotels/Schools
  - ✓ No Change in Street Appearance of Existing Main Building
  - ✓ New Comprehensive Alley System
  - ✓ Historic Structure Retained and Restored
  - ✓ LEED Silver Equivalent
  - ✓ By-right Buildout of U Street Gets “Eyes on the Street” Quickly

# We Complete the DREAM.

## 1. “Know How” to Execute

- Design
- Construction
- Community

## 2. Bring a Realizable Plan

- 100% Leased From Day One
- No District Subsidy

## 3. Sensitive Historic Restoration Experience

## 4. Realize the Creative Hive

- Museum
- Arts-related Office
- The U Street Arts League

