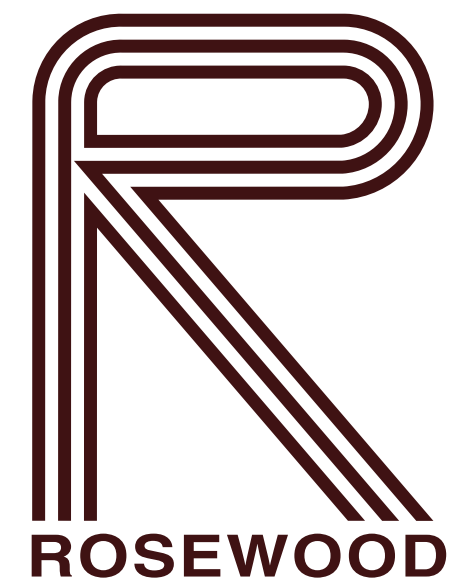


Response to Request For Proposals for Engine 12

PRESENTATION TO THE COMMUNITY | NOVEMBER 2022



OUR TEAM

100% Local and 99% minority and CBE owned and controlled



Kevin Brown
Montage Development Group



Diarra McKinney
Rosewood Strategies



Hope Richardson
EastBanc



Warner Session
Session Law Firm



Paul Blackman
Trusted Advisory Group



Malik Edwards
Tiber Hudson

Consultant Team

- Core Architect + Design
- LeMay Erickson Willcox Architects
- SK & A Structural Engineers
- Setty & Associates (MEP)
- Wiles Mensch Corporation (Civil)
- Landscape Architecture Bureau
(Landscape Architect)
- Penn District (Interior Design)
- Symmetra Design (Traffic Engineer)
- Brick & Story (Community Outreach)
- MCN Build (GC)
- James G Davis Construction (GC)
- Holland & Knight (Zoning Attorney)

Note: All are CBE businesses or have applications pending.

OUR EXPERIENCE

A Team Deeply Focused on Community-Focused Real Estate Development



3232 Georgia Ave NW
100% affordable housing



2400 Ontario Rd NW
100% affordable housing



Rosedale
Community Center
and DC Public
Library



Engine 1
Fire Station



Community of Hope Family
Health and Birth Center

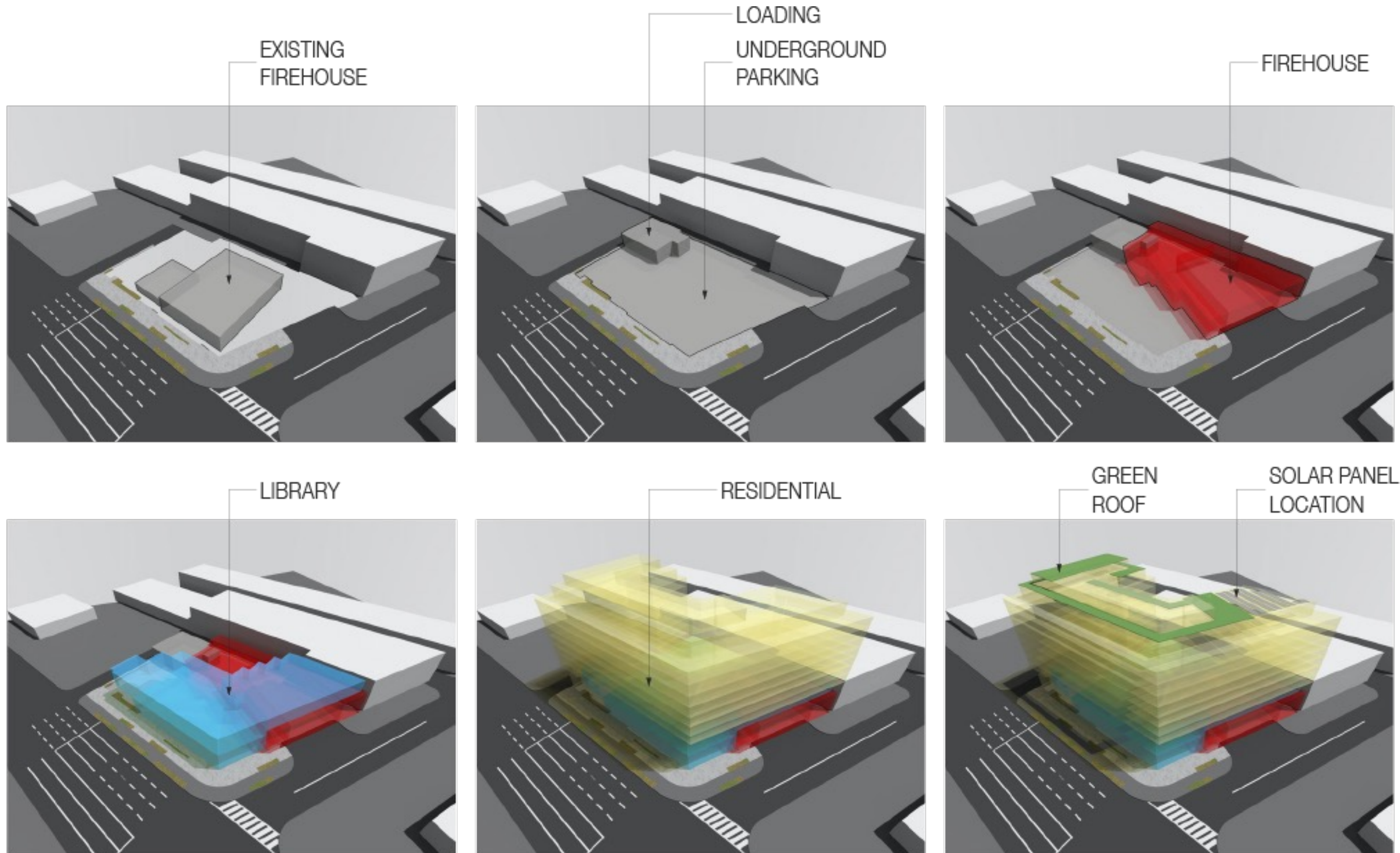
PROJECT CONCEPT

A Community Asset: Housing, Literacy & Jobs

- a** 188 affordable units catering to a mix of incomes at 30% and 50% of AMI
- b** 20,472 square foot state of the art new public library
- c** 18,825 square foot state of the art new fire station



PROJECT CONCEPT



PROJECT CONCEPT

Floor Plans



Ground Floor Plan
Fire House Loading,
Storage & Operations +
Library + Residential Lobby



Mezzanine Floor Plan
Fire House Living Quarters
and Operations

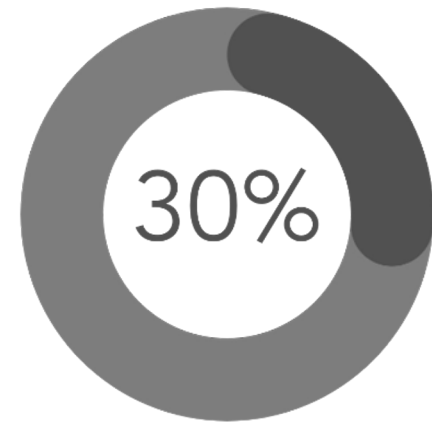


Second Floor Plan
Library + Residential Amenity

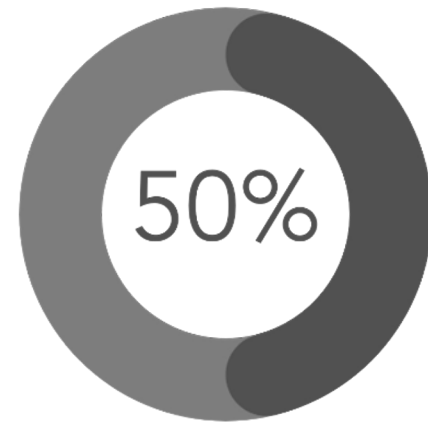


PROPOSED PROGRAM

Affordable Rentals



18 units at
30% AMI



170 units at
50% AMI

188 Units are 100% Affordable to Ward 5's
Families & Senior Residents

Unit Mix:

148

1-bedroom

40

3-bedroom

Exceeds 10-801 requirement of 15% of total units at 50% AMI or below and
15% of total units at between 50% and 80% AMI



PROPOSED PROGRAM

Firehouse

18,825 SF New State of the Art
Fire Station

- Modernized, state of the art new Engine 12 fire station
- Foundation for a vibrant new building grounded in the community
- Direct connection to provide emergency services to the community
- Stunning architectural element meant to ground the mix of uses on the site
- Beautiful Landscaping along Rhode Island Avenue with generous side walks
- Large apron on 5th Street
- Coordinated 1st floor for vehicles and and Mezzanine for Fire Fighter Housing



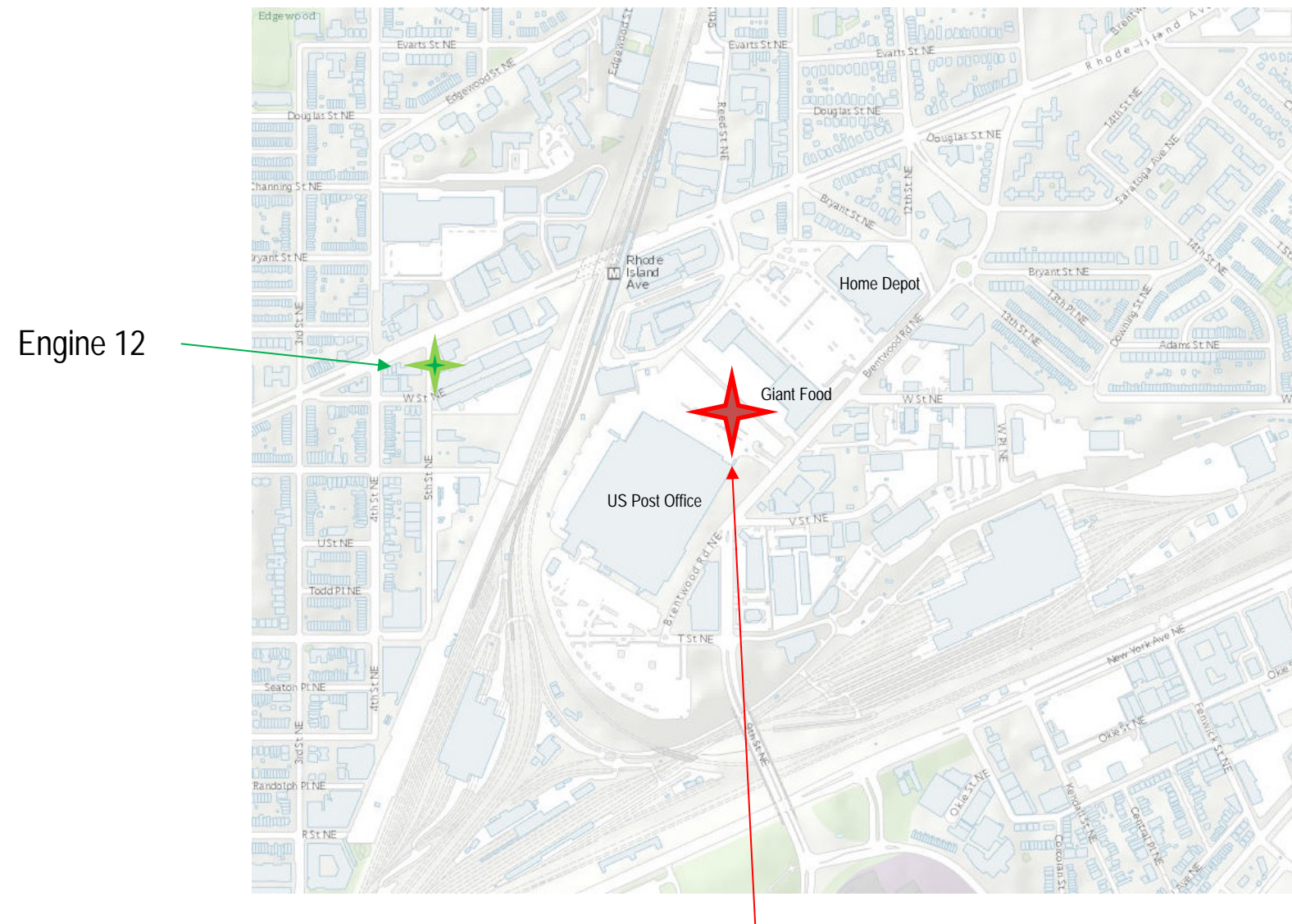
New West End Engine Co. 1 developed by EastBanc for Square 50 redevelopment



SWING SPACE

Temporary Fire Station

Site Under Control



Approximate Location – Rhode Island Avenue & Brentwood Road NE

Temporary Space that
Satisfies DC FEMS requirements



Temporary Fire Station built by EastBanc
for DC FEMS for Square 50 redevelopment



Temporary Fire Station Interior

PROPOSED PROGRAM

Library



New 20,472 SF
DC Public Library

- Beautiful community-facing entry
- Pedestrian focused landscaping along Rhode Island Avenue with generous side walks
- Provides Edgewood neighbors with access to DCPL programming and resources
- A new community center where ANC 5E and other civic meetings can be held
- A place for children and teens to study and meet after school

*Development Team has Proven Experience with
Projects of this kind*



New West End DC Public Library developed by EastBanc
for Square 37 redevelopment

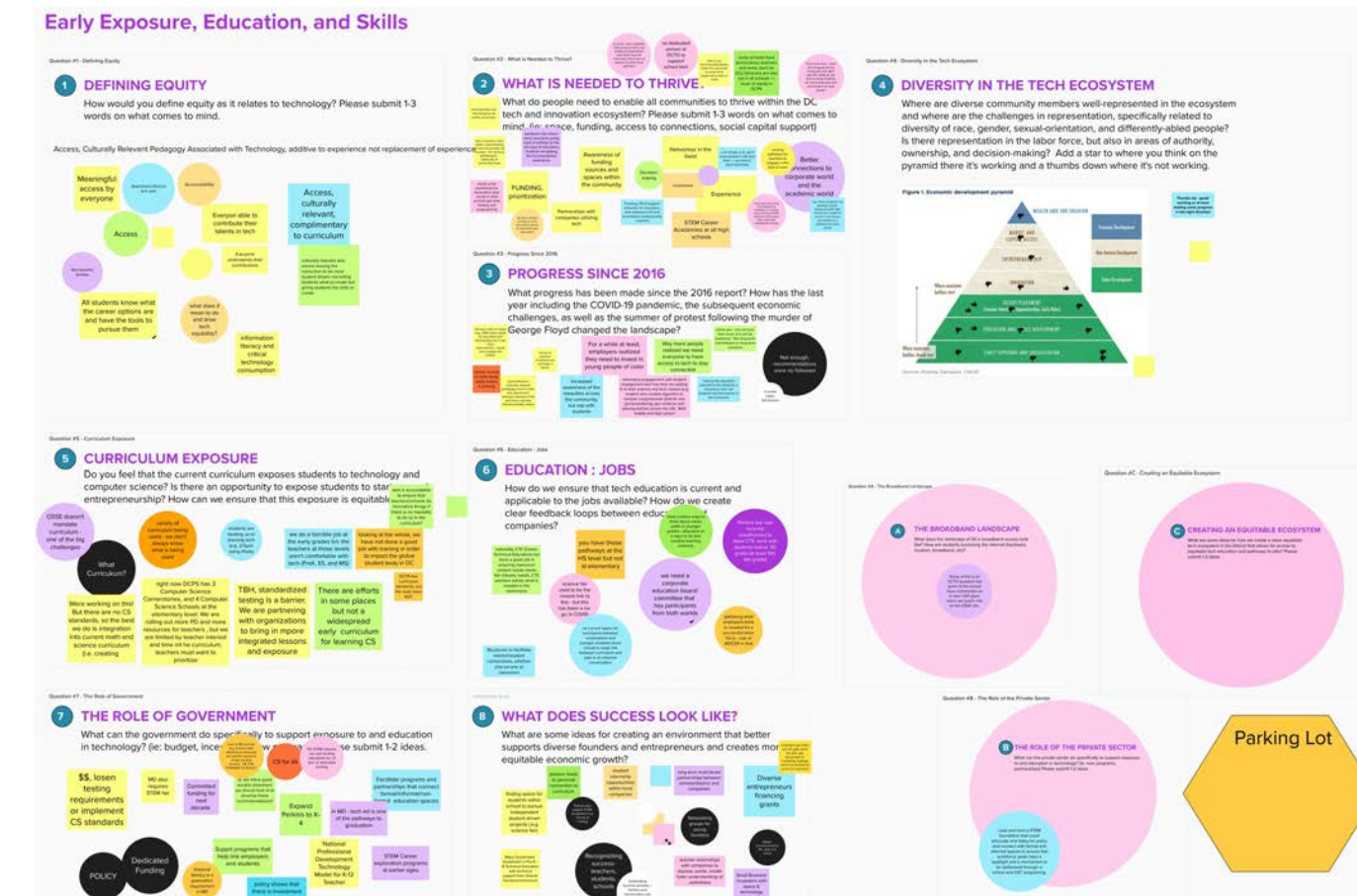
COMMUNITY AND STAKEHOLDER OUTREACH

Who We Engage

- ANC and other elected leadership
- Civic Associations
- Residential Neighbors
- Commercial Neighbors
- Other Community Partners
- Potential End Users

How Do We Engage

- Partner with community-based organizations
- Focus Groups
- Pop-Up Events
- Surveys
- Social Media Campaigns



ECONOMIC AND PUBLIC BENEFITS



Benefits Include:

- Superior design & attention to detail
- A new DC Public Library
- New Affordable Housing for the District's workforce
- A new state-of-the-art fire station
- Black-owned developer leadership team
- Over a dozen new full time permanent jobs
- Over 100 construction jobs
- Nearly \$450,000 in new tax revenue following construction completion
- A commitment to exceed required CBE participation across multiple disciplines

WHY OUR TEAM

Past success
Strategic Partnership
Community Focused Asset





Thank You