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# Engine Company 12 Redevelopment Proposal

DMPED PUBLIC PRESENTATION

November 14, 2022

# Today's Agenda

1. Team Introduction
2. Project Goals
3. Site & Project Context
4. Design Options





# Accomplished Team

Rift Valley (CBE) is led by two highly accomplished real estate executives that have sourced and developed over \$6 billion of projects around the country.

Akaris Global, an New York-based investment with over \$600 million under management.

Cunningham Quill (CBE), one of the most celebrated architects in the DC-area, distinguished for both its work with both new construction and historic buildings.

Manns Woodward, a national architectural firm specializing in public safety and community-driven buildings.

## Sponsor Investors



**Bereket Selassie**

Rift Valley, *Managing Partner, Co-Founder*



**Stephan Rodiger**

Rift Valley, *Managing Partner, Co-Founder*



**Gediyon Kifle**

Rift Valley, *Vice President*



**Aman Kapadia**

Akaris Global, *Managing Partner*



## Consulting Professionals



**Ralph Cunningham**

Cunningham | Quill Architects, *Founding Principal*



**Michael Day**

Cunningham | Quill Architects, *Associate Principal*



**Robert Manns**

Manns Woodward | *Principal Architect*



**Evan Gray**

Manns Woodward | *Principal*



# Accomplished Team

GCS Sigal (CBE), a general contractor with extensive success delivering public buildings in the District, including the Duke Ellington School of the Arts.

MAC Realty, one of the region's most respected multifamily brokerage and advisory firms. Firm has closed on over \$4 billion in residential financings and sales. Clients include JBG Smith, Foulger Pratt, and MRP Realty.

Participation from small and local businesses even at this stage of the project.

## Consulting Professionals



**Gabe Oliver**

GCS | Sigal, *Vice President*



**Phil Mueller**

GCS | Sigal, *Vice President of Pre-Construction*



**Aole Ansari**

ZD Management | *Managing Partner*



**Sonia Mills**

SoAMA Services | *Principal*



**Andrew McAllister**

MAC Realty Advisors | *Executive Director*



**Nicholas Rubenstein**

MAC Realty Advisors | *Senior Director*



**Teri Coates**

Canvas Architecture Development | *Principal*



**Robert Summers**

Pantera Management Group | *President/CEO*



# Diverse Team, Diverse Thought... Better Results

**100% minority sponsor equity with local and small business participation at every step.**

## Sponsor Equity

50% Rift Valley  
50% Akaris Global

### Design

Cunningham | Quill  
Manns Woodward

### Development

Rift Valley  
Canvas

### Construction

GCS|SIGAL

### Services

MAC Realty  
Gates Hudson - Urban Pace



# Accomplished Developers

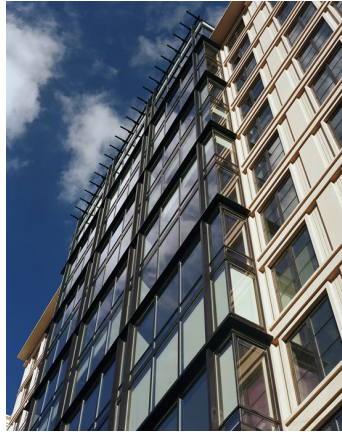
Our development team has sourced and developed \$6.9 billion of projects in the DC-metro area and around the country.





# Award-Winning Designers

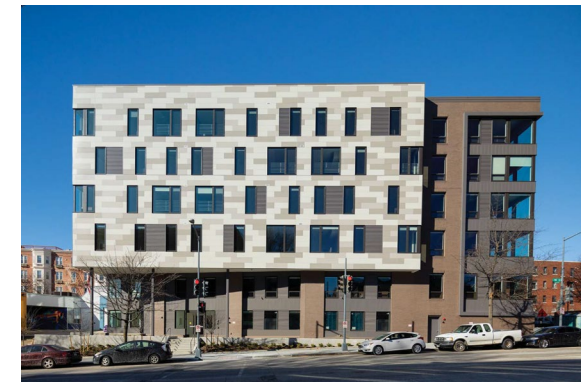
Cunningham | Quill and MW  
Studies bring unparalleled  
portfolio of award-winning  
residential, commercial, and  
public-safety buildings.





# Trusted General Contractor

GCS | Sigal has delivered numerous buildings for a wide range of clients, including the District, non-profits, and developers.



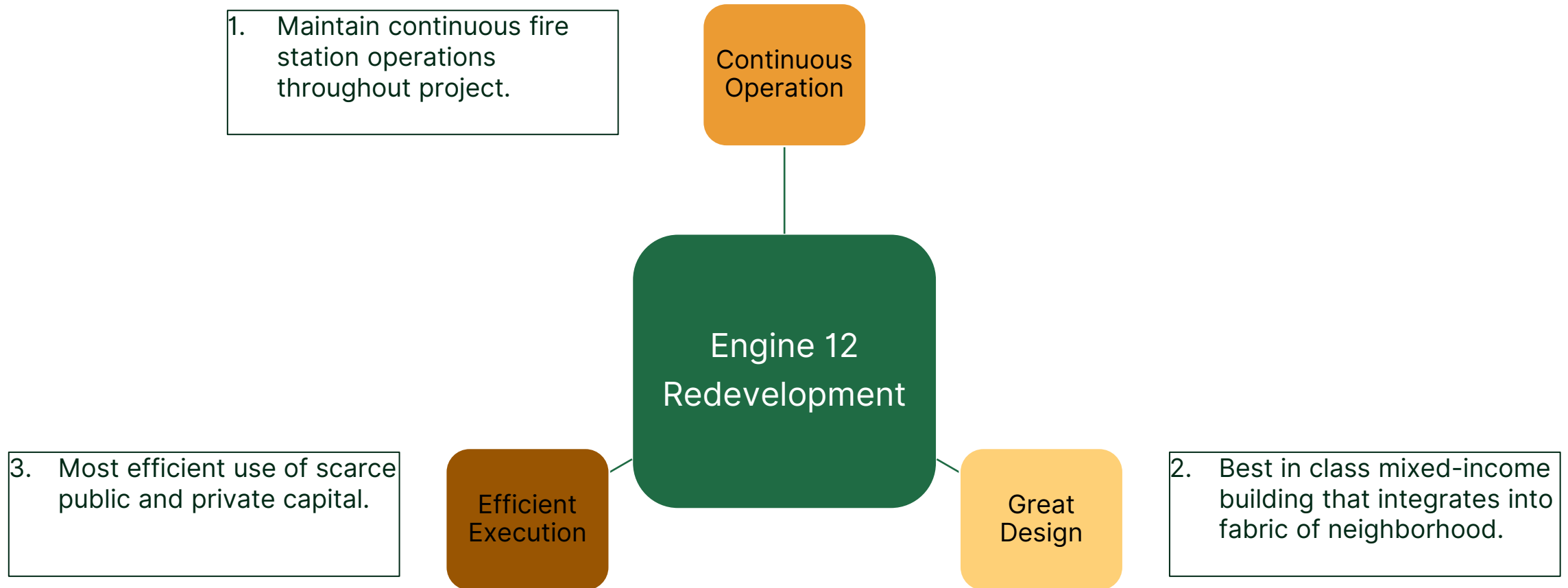


# Our Goals



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**Provide DMPED and FEMS with analysis and options to develop highest quality project, over the shortest time-frame, while minimizing need for public funds.**



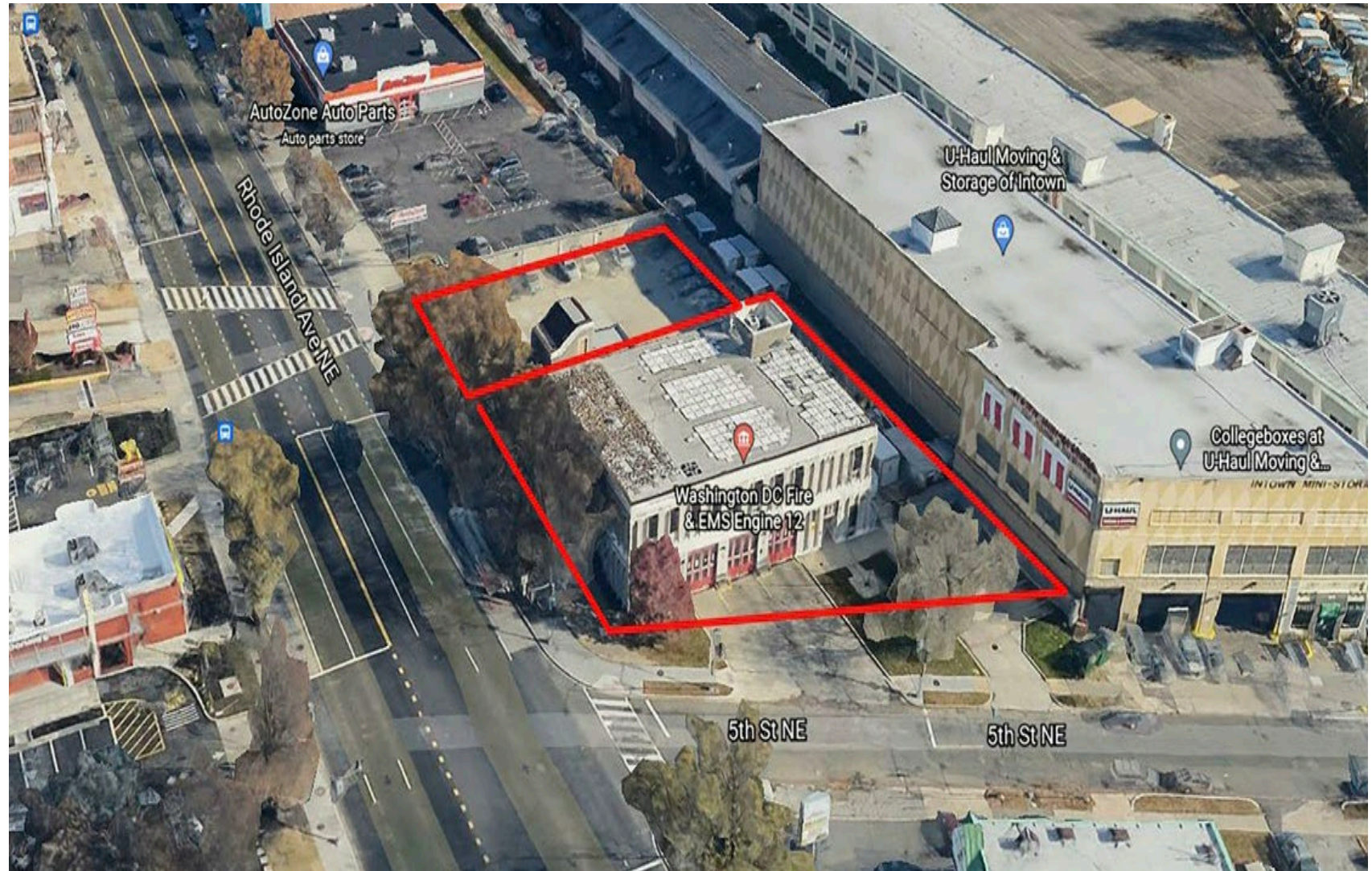


# Site Context

Location: 2225 5<sup>th</sup> St NE,  
Washington DC 20001

Corner of Rhode Island Ave NE  
and 5<sup>th</sup> St NE, 5 min walk to  
Rhode Island Ave metro.

The current Engine 12  
firehouse was constructed in  
1987 and the ensuing years  
have seen a great deal of  
change come to the  
surrounding neighborhood.



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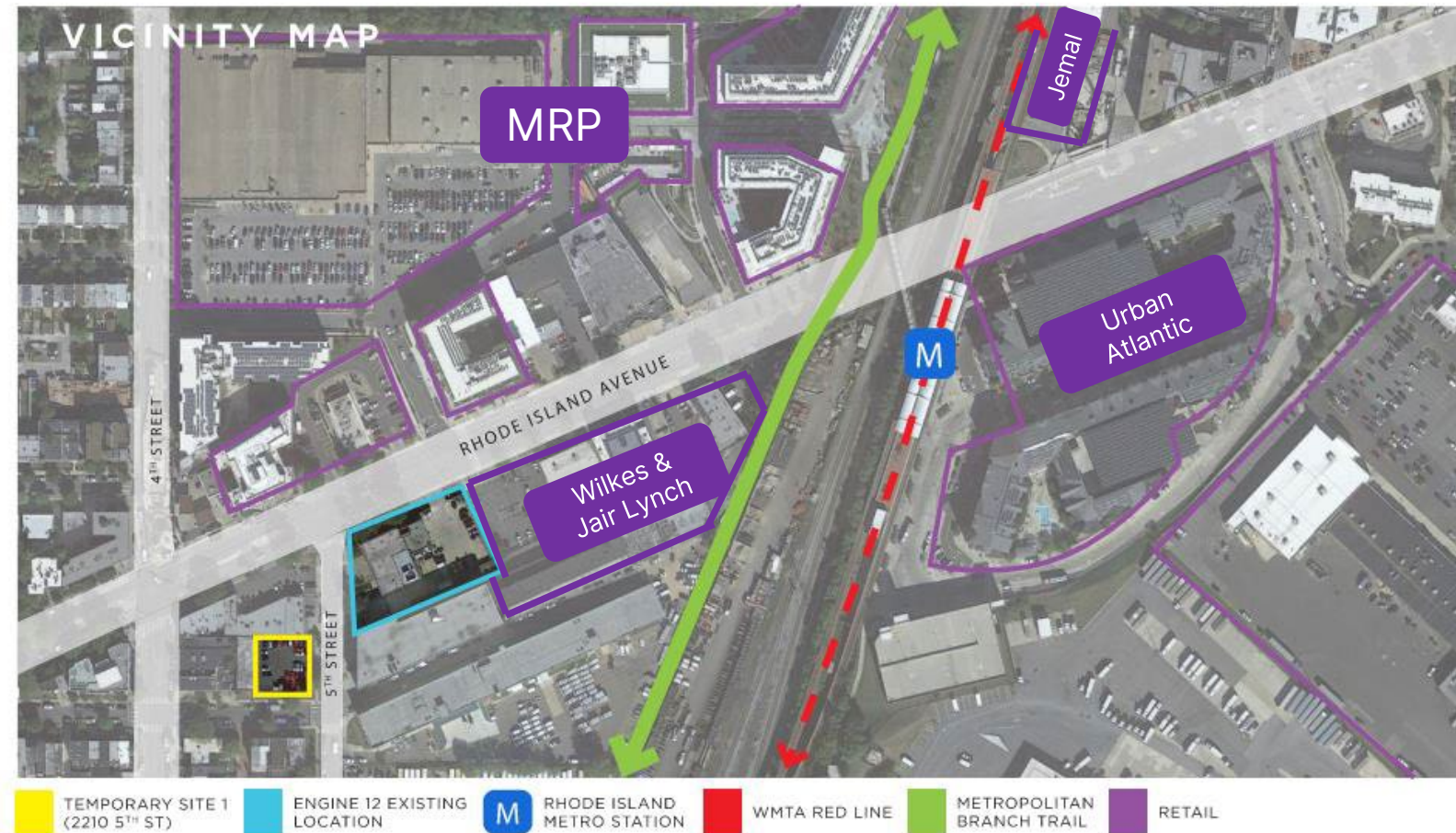
# Vicinity Map

Once a commuter-oriented kiss-and-ride station, Rhode Island Ave Metro has become the heart of a thriving urban district.

## PROJECT CONCEPT

Engine Company 12 Request for Proposals

### SECTION 6.I: UNDERSTANDING PLACE





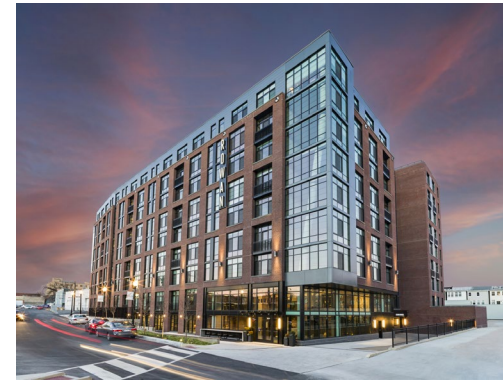
# A Changing Neighborhood

New mixed-use developments on both sides of the station speak to the desirability of the neighborhood.

Light industrial and surface parked retail is rapidly transforming into a walkable urban district.



Alamo Drafthouse



Rowan Apartments



Brookland Press



Wilkes Company



Metro Bar



Bryant Street



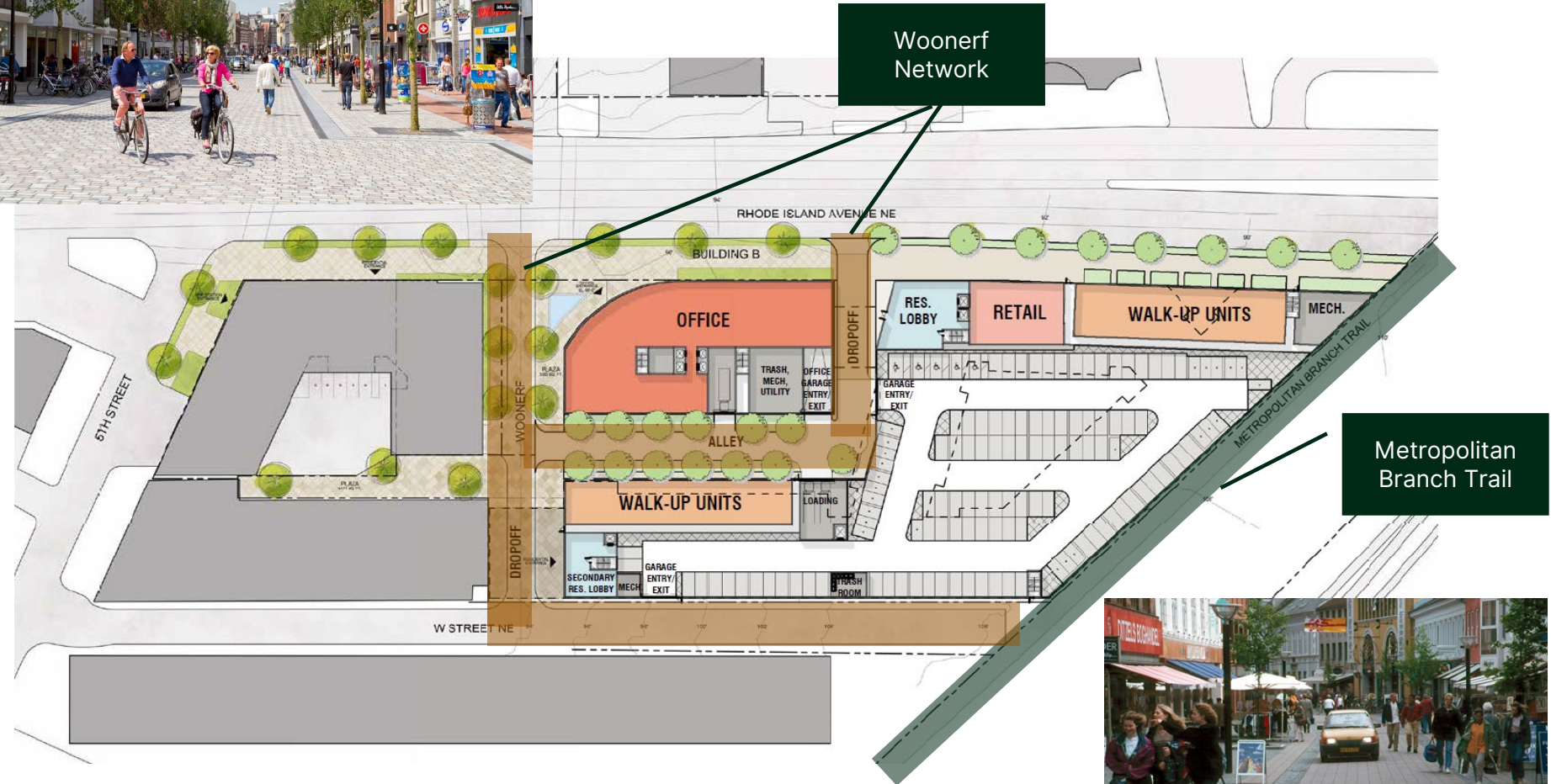
# Signature Feature

Woonerf = Dutch for  
“living street”

Woonerf provides pedestrian  
friendly alternative to auto-  
oriented Rhode Island Ave.

Compliments MBT as multi-  
modal transportation  
infrastructure.

Coordination with adjacent  
developers increases overall  
land values.



Source: Jair Lynch Real Estate Partners & The Wilkes Company





# Two Options – Same Result

Our team made a significant investment in A&E generating options and cost estimates to help DMPED and FEMS understand schedule and fiscal impacts.

## Option 1: Phased On-Site Relocation



- 6 stories of density in podium typology.
- Phased to allow continuous operation on-site. Eliminates need for additional land.
- Most expensive and time-consuming (4.5 years) development option.

## Option 2: Temporary Off-Site Relocation

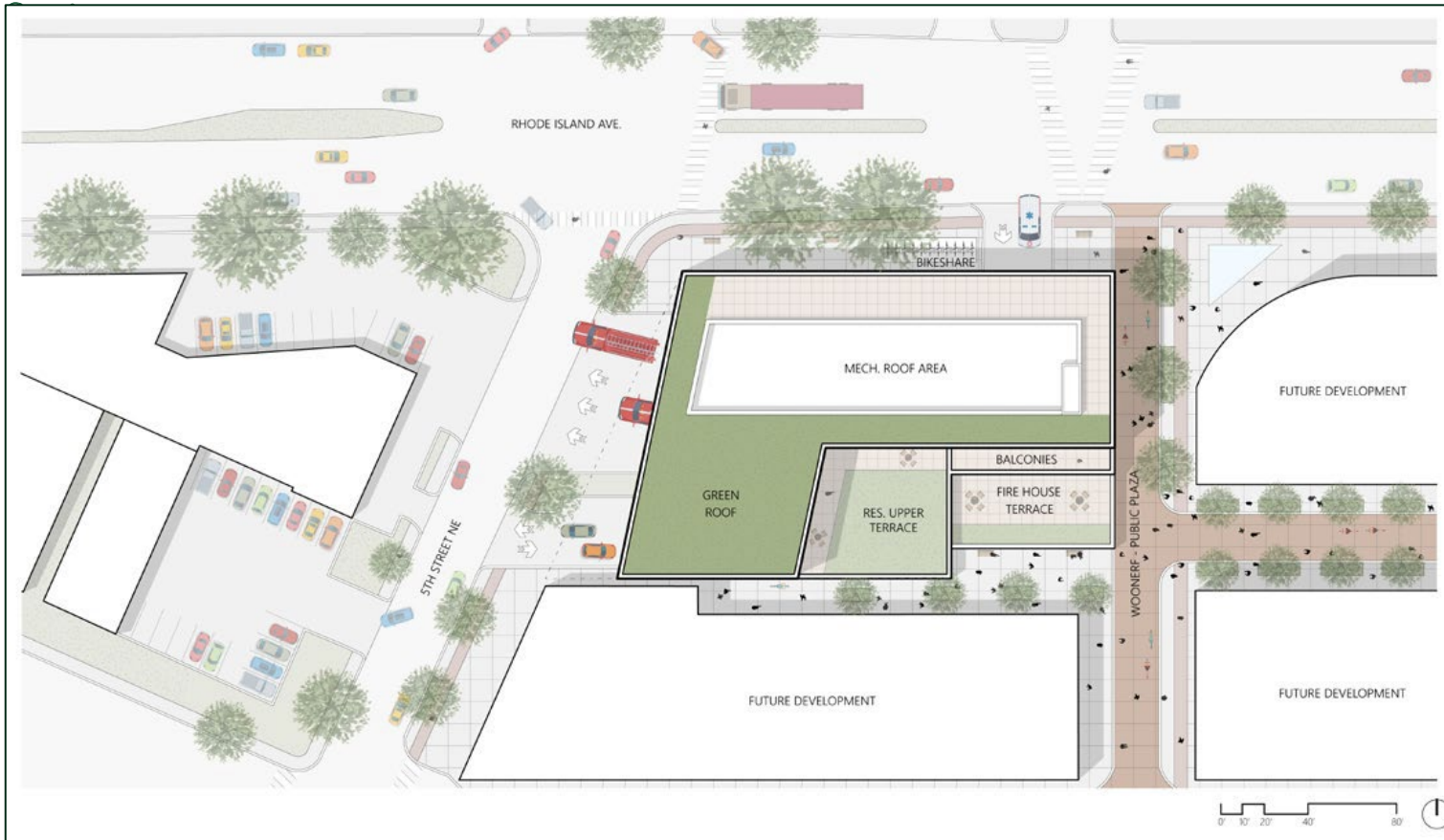


- 6 stories of density in wood-frame podium.
- Identified two temporary off-site relocation options within Engine 12 service area.
- Significant time (15 months) and cost savings.



# Key Features of Our Plan

## Option 1 & 2: On-Site Replacement of the Fire



- Meets all of FEMS' program requirements, including an enclosed return bay on Rhode Island Ave.
- Expands woonerf under development by Jair Lynch and Wilkes Co.
- Can be accomplished with or without temporary off-site relocation.
- Enables FEMS personnel to benefit from changes to the neighborhood.



# Option 1: Phased On-Site Replacement



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**Option 1 (base case):** Eliminates need for off-site relocation but increases construction duration to nearly 5 years. Most expensive option.

## **Phase 1: 10 – 12 months**

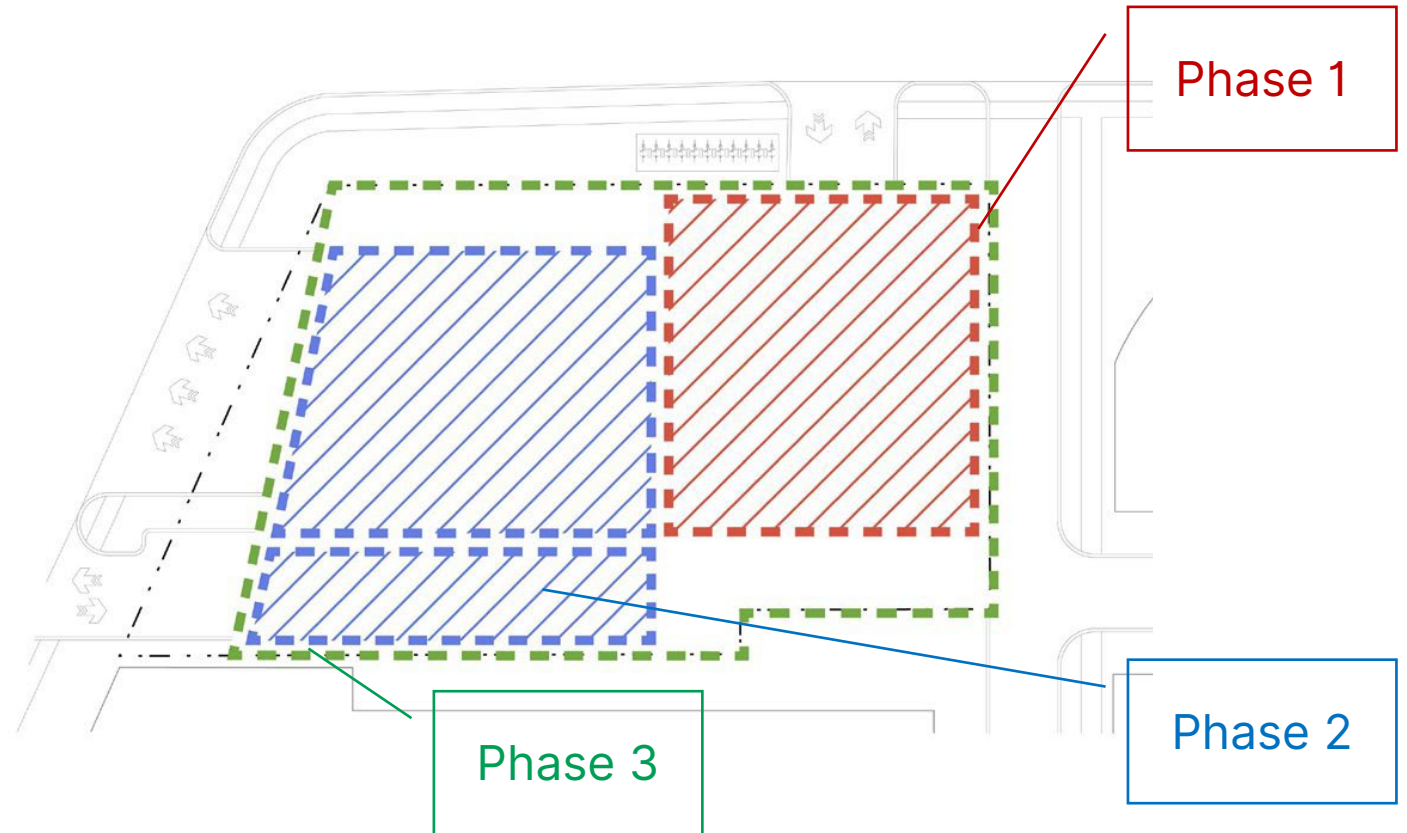
Build temporary facility on surface lot behind current station.

## **Phase 2: 12 – 16 months**

Demolish existing station, excavate area in blue and build portion of the underground garage. New fire station is built over structural slab for the underground garage.

## **Phase 3: 18 – 24 months**

Demolish temporary station, excavate remainder of site, connect to portion of underground garage built in Phase 2, and build multifamily component above the new fire station and on area shaded in red.





## Option 2: Temporary Off-Site Replacement

Same end result as Option 1 but can be accomplished 15 – 18 months faster and at lower overall cost. Two potential relocation sites identified.



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Temp Site 2:  
2711 13<sup>th</sup> St NE

Temp Site 1:  
2711 13<sup>th</sup> St NE

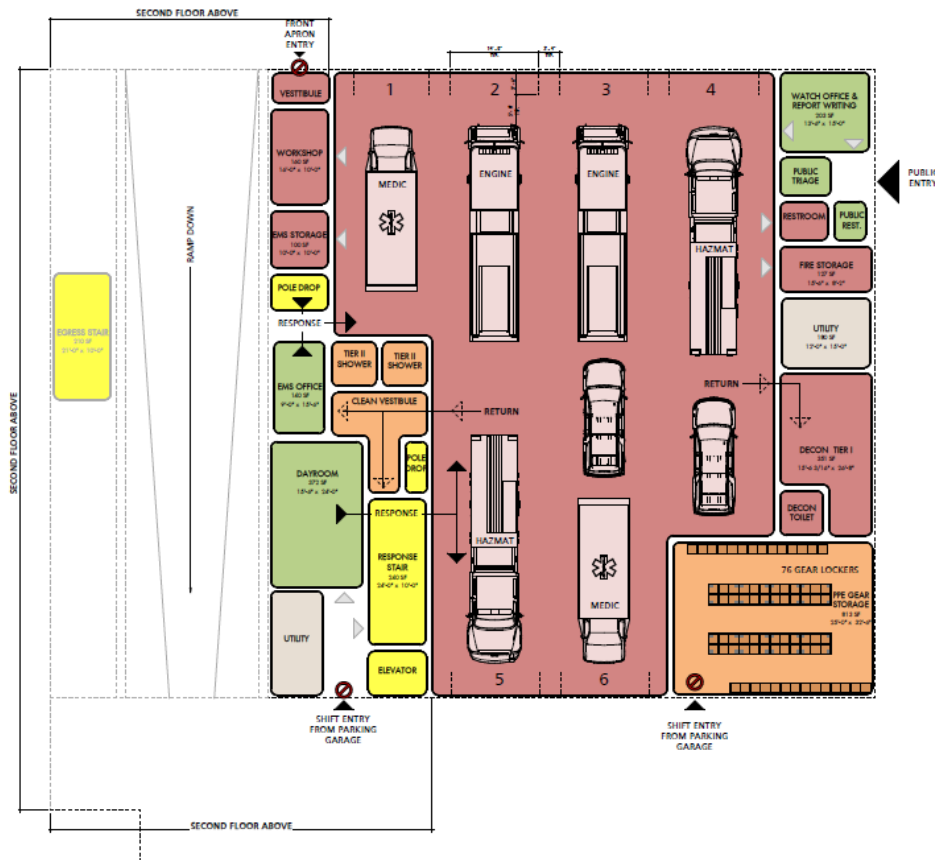


# Options 1 & 2 – Redeveloped Fire Station

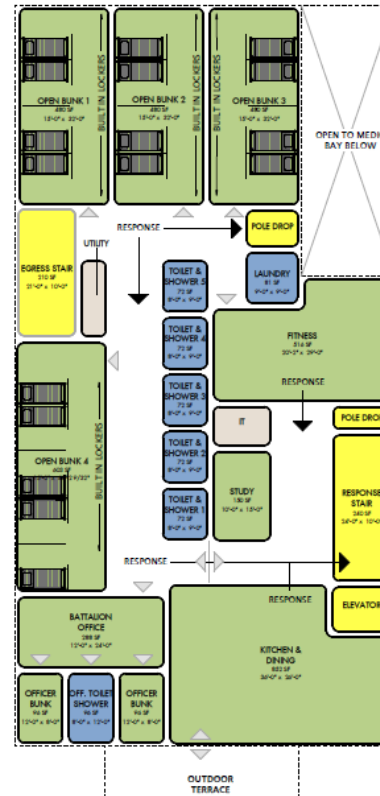
Plan details for on-site replacement.



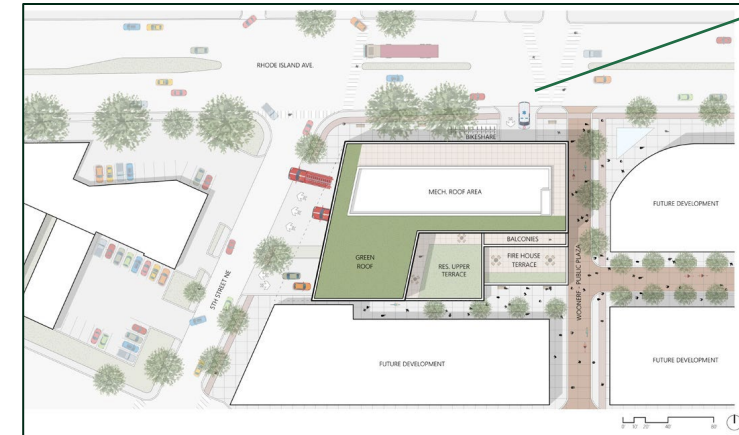
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GROUND FLOOR - FIREHOUSE REPLACEMENT, EXISTING SITE



SECOND FLOOR - FIREHOUSE REPLACEMENT, EXISTING SITE



Enclosed  
return bay!

- 4 bay fire station with front doors along 5<sup>th</sup> St and enclosed return bay along Rhode Island Ave
- 2nd floor living, dining, and administrative areas
- Kitchen & dining area opens onto outdoor terrace



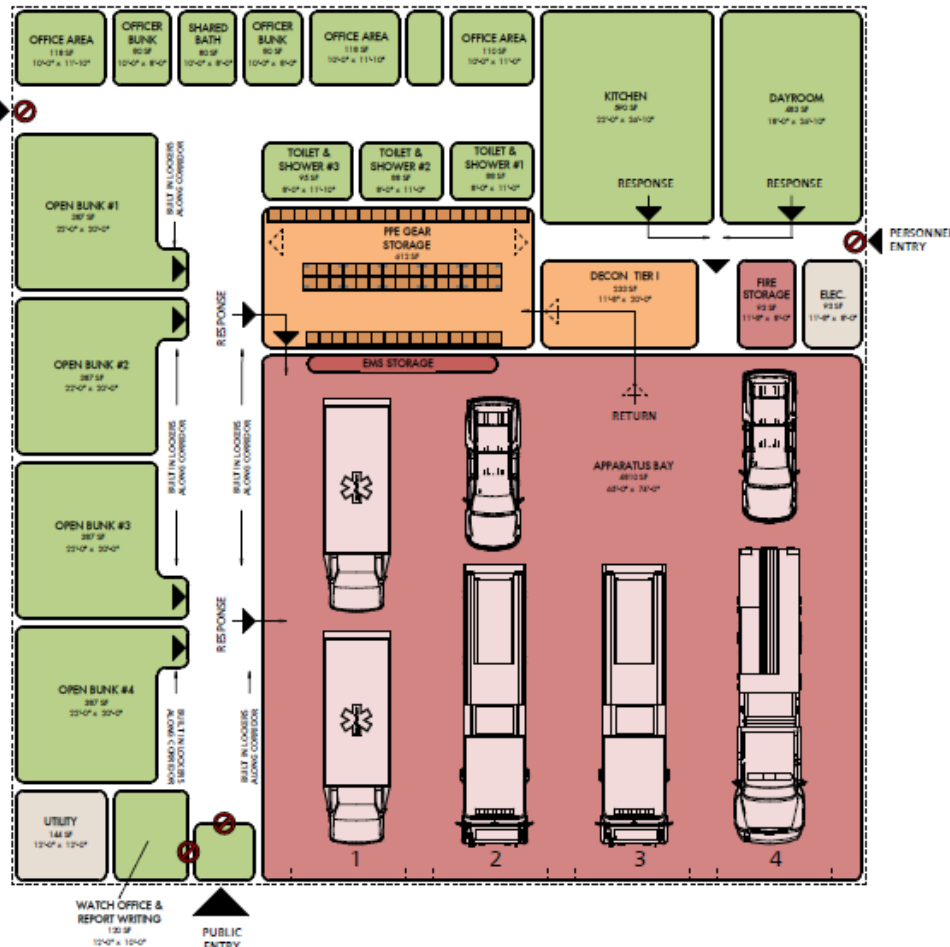
# Option 2 - Temporary Fire Station

Critical to design this aspect of the project in order to evaluate schedule and cost impacts of different options.



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- Smaller than permanent facility in order to save money. Approximately 11,130 GSF.
- Single story configuration.
- Assumed Butler Building typology.





# Option Comparison

Option 2 offers significant time and cost savings.



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	Phased On-Site Relocation (Base Case) <b>Option 1</b>	Temp Off-Site Relocation <b>Option 2</b>
PROJECT CONSTRUCTION DURATION (YEARS)	4.8	3.5
MARKET RATE UNITS	95 units	95 units
AFFORDABLE UNITS	41 units	41 units
<b>TOTAL UNITS</b>	<b>136 units</b>	<b>136 units</b>
FIRE STATION PROGRAM <sup>1</sup>	16,900 SF	16,900 SF

<sup>1</sup>Not including underground parking







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# Thank You

