



Team

Developer: Jefferson Apartment Group, Argos Group, SCG Development.

Architect: Moya Design Partners

Community Partners: World Central Kitchen, Centro Nia (Child Care Center)

Program:

Residential Units: 424

Affordable Units: 170

Commercial Space: 8,906 sf

The JAG-Argos-SCG team is committed to maximizing community benefits to Washington residents and especially those in the NOMA neighborhood and other surrounding communities. Our commitment to this effort is unwavering. For this reason, we have developed a plan that involves the community in every aspect of the development process. Our community plan is based on the principles of **Education, Empowerment** and **Job Creation**.

1-Affordable Housing Creating additional affordable housing options and reducing the displacement of long-time District residents were both raised as concerns in each of the meetings held with the community. Our proposal places emphasis on *high quality affordable housing*. This means, large family oriented units, including 9 townhouses along N and Patterson Streets. Our proposal sets aside 170 of the total approved units, estimated at 424 units, as ADU's in the final project at a mix of 30%, 50%, and 80% AMI (average of 52% AMI overall).

2-Education and Job Creation. As part of this project, World Central Kitchen (Chef Jose Andres) would become a tenant of the project with focus on "empowering the community. The proposed World Central Kitchen space would serve 4 purposes:

- **World Central Kitchen Headquarters** – HQ for all programmatic and development projects around the world.
- **Laboratory Kitchen** - our 'Chef Network' will use this kitchen space to develop recipes and training curriculums for our projects in Haiti, Africa and Latin America
- **Stage Kitchen** – "Empowering the Community through Culinary Training". This kitchen space would allow for WCK to setup our own training program to *"train passionate underserved youth in advanced culinary skills"* - preparing them for culinary careers and breaking the cycle of poverty.

Child Care Center Centro Nia: We are bringing to 2 Patterson a nationally recognized, award-winning educational organization provides affordable, quality early childhood education; professional development to educators; and family support services in a bilingual and multicultural environment to more than 2,400 low-income children and families. The new Child Care Center will have +/-6,000 SF of indoor space, and 1,500 SF of outdoor space.

3-NOMA Scholarship We believe that education is a great tool to create a socially just world, where unearned privilege does not exist. We strongly support diversity and education and believe that our differences should not be feared, or oppressed but rather should be celebrated. We plan to celebrate education by funding a scholarship of \$20,000.00 per year for 4 years.

4- Public Space and Public Safety as a direct response to a concern raised by the community, we are increasing the number of street lights along N and Patterson Street, and promoting street/building interaction by opening the commercial façade along North Capitol (More Glass) and by adding townhouses (doors) on N and Patterson Street.

5- The Site Visit and Historic Review Program, Hasson Consulting. The purpose of the program is to familiarize students with the different professional trades involved in the development process, and to encourage students to pursue careers in such trades. The program includes three phases: the selection phase, the in-school presentation phase, and the site visits. Parents are encouraged to attend presentations, and to participate with students in the ribbon cutting ceremony.