

MMMC Proposal #1 for 2 Patterson Street NE



The following team (“**MMMC**”) was assembled to respond to the City’s Request for Proposals for the development of 2 Patterson Street NE:

Monument Realty. A DC-based developer with 20 years of experience doing mixed-use development throughout the DC metropolitan area. Monument Realty owns 40 Patterson Street NE, which is immediately adjacent to 2 Patterson Street, and there are several key benefits that MMC can provide as a result of owning this adjacent property.

Morningstar Community Development. A DC-based developer-general contractor combination that has repeatedly performed for the District – delivering projects on tight time schedules and under budget. Morningstar and their contractor affiliate, MCN Build, have proven strategies for creating employment opportunities for local residents and CBE businesses.

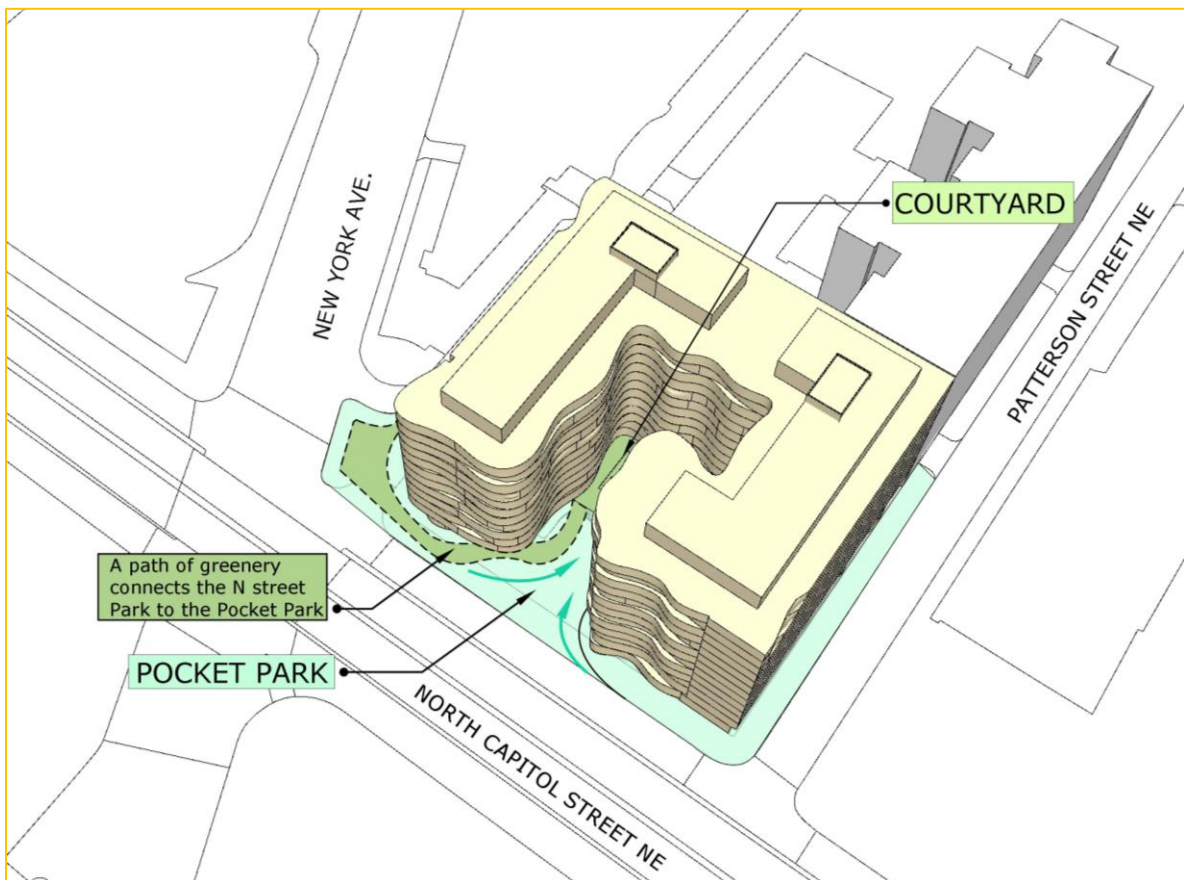
The May Firm. Led by LaRuby May, The May Firm is active in District affairs, and experts at community engagement. In addition to its development and community engagement work, The May Firm is the only full-service legal firm located in Wards 7 or 8.

Community Housing Partners. CHP is a national non-profit dedicated to creating affordable communities. Since their founding, CHP has assisted over 330,500 individuals with their housing, financial, and social needs.



The following are the benefits of MMMC’s proposal for 2 Patterson for both the City and the community:

- **Affordable Housing.** 226 affordable units – 42.6% of our total units.
- **Variety of Affordable Levels.** Units priced to be affordable at 30%, 50% and 80% of MFI.
- **Homeownership Opportunities.** In addition to rental units, we are providing homeownership opportunities for both market-rate and low-income families, something that NoMa is sorely lacking.
- **Family-Sized Units.** 157 family-sized units (2-, 3-, and 4-bedroom units).
- **Public Space.** In addition to paying for the construction of the proposed “N Street Park” north of 2 Patterson Street, MMMC is creating a pocket park on the 2 Patterson Street property. These areas will include lush landscaping, water features, outdoor seating and even a small dog park. Unlike other respondent’s proposed open spaces which will be surrounded on all sides by walls, MMMC’s outdoor space will be open on one or more sides.



- **Single Curb Cut.** Combining 2 Patterson and 40 Patterson, MMMC will have a single curb cut on Patterson Street serving both projects for parking and loading. This will make Patterson Street feel more like a street and less like an alley, which is particularly important for the NoMa Meander which traverses Patterson Street just feet away from the 2 Patterson Street site.
- **Connection to 40 Patterson Street.** The other benefits that MMMC can provide as a result of a connection between 2 Patterson and 40 Patterson Street are increased density (and therefore



increased affordable housing), reduced construction costs, and proven knowledge of the block (including environmental contamination issues) and the market.

- **Relief from Boxy Architecture.** A building with curves(!) to provide something different from the relentlessly boxy architecture of NoMa. Interior architecture will incorporate deaf-sensitive design.
- **Sustainable Design.** KGD, the architect for MMMC, is a pioneer in sustainable design, and was the first local architect to design a LEED Platinum building. They will bring that expertise to 2 Patterson, which will achieve LEED Gold, include electric vehicle charging stations in its garage, and participate in D.C.'s Solar for All program to create rooftop solar panels that will reduce the utility costs of our affordable units.
- **Local Business Participation.** Every member of MMMC is either a Certified Business Enterprise or eligible to be one. MMMC's general contractor has a track record for far exceeding local hiring requirements and runs an innovative returning citizens employment program to reintroduce ex-offenders to the workforce.
- **Community / Performance Space.** Dedicated space to be managed by the Loops Foundation and open to all community organizations for community use and performances. If any of the single-use organizations that have been identified in other respondents' proposals want to participate in the design and use of the space that is part of our project, we would be happy to have them!



Kids learning music at a Loops Foundation program.



Rendering of part of Loops community space.

- **Local Retail.** A focus on local business such as Cove co-working space, Shop Made in DC and Street Car 82 Brewing Company -- a deaf-owned brewery founded by Gallaudet University graduates.

