

RESPONDENT TEAM: PATTERSON DEVELOPMENT PARTNERS

Republic Properties UrbanMatters Taylor Adams Associates

2 PATTERSON. 2019.

REVITALIZED. RESTORED. REACTIVATED.

Patterson Development Partners (PDP) recognizes the critical importance of listening to the local leaders and organizations that play a vital role in shaping the community, especially complex projects of this scale and magnitude.

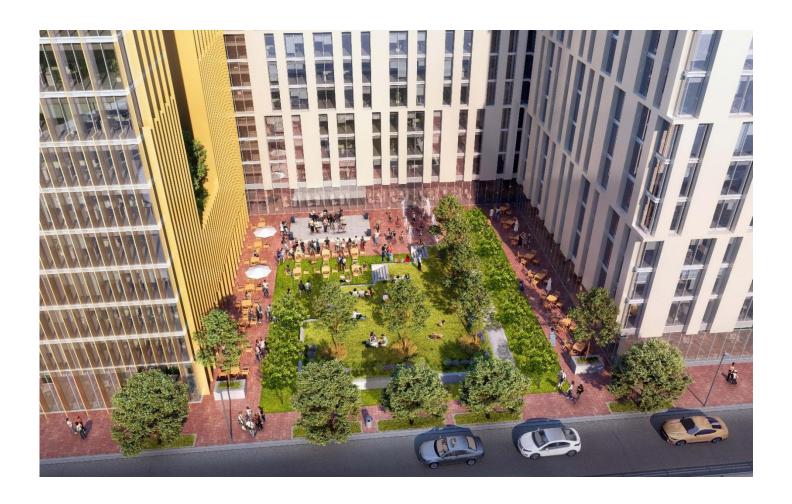
Development Programs

Our **two development options** each incorporate what community stakeholders identified as the most pressing and unmet needs of the NoMa community.

The centerpiece of both concepts is providing the community with quality affordable and market rate housing. Creating housing opportunities for people across all income levels is critical to ensuring that this development will serve the diverse needs of the neighborhood. PDP's proposal includes 217 – 287 affordable units that will be available across all income levels.

Both of our concepts are designed to **promote greater pedestrian connectivity and expand retail and service activities**. The design provides a variety of open spaces interwoven within the planned building and connected to the abutting projects on adjacent blocks.

Finally, PDP is proud to have a **partnership with OIC/DC**, a non-profit that would occupy onsite office and classroom space. OIC/DC **provides job training and placement services for disadvantaged youth and adults throughout the District**.



Two Option Program Summary

- We are proposing two options for consideration:
 - In both Options we are proposing that 50% of the units (or 217 total units) will be for 60% or lower AMI apartment homes. More specifically:
 - 43 Units 30% maximum AMI
 - 104 Units 50% maximum AMI: and
 - 70 Units 60% maximum AMI.
- There are two Options which we are proposing which deal with the remaining 217 units.
 - Option 1 217 Units are Market Rate; and,
 - Option 2 An additional 70 Units would be for residents that have between 80 and 120% maximum AMI incomes; and the remaining 147 Units would be Market Rate.

Both options include 24, 3-bedroom affordable units and 4 affordable townhomes.

Development Vision and Community Benefits

- An iconic city hub that unifies the community
- A public park where people come to relax, learn, play, and gather programmed with input by the community
- Neighborhood serving retail
- OIC/DC office and classroom space for job training and placement programs
- 50% 66% of residential units designated as affordable, including 24 affordable 3-bedroom units and 4 affordable townhomes
- Approximately 44 full time jobs created
- LEED Gold or Platinum, efficient, green, and low-impact construction
- DC based development team



