



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 on-site 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

