



TISHMAN SPEYER



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Tishman Speyer and Thoron Capital (collectively, the “Respondent”) are pleased to present its best and final offer for 2 Patterson Street, NE. The Respondent provides a trusted private sector partner that combines deep-seeded local knowledge, global reach, and highly experienced development professionals with a strong track record in permitting, financing, constructing and operating complicated mixed-use projects in Washington, D.C. and throughout the world.

Our vision is to create a dynamic, mixed-use residential community in the center of the burgeoning NoMa neighborhood. We have first-hand experience in NoMa, having developed an office building at 1100 First Street, NE and currently own land that has been activated for community events at 1150 First Street, NE both just a short walk from 2 Patterson Street. Furthermore, one of our team members serves on the NoMa BID.

The location offers a rare opportunity to enhance the vibrancy of the neighborhood by adding residential, communally beneficial retail, and public park space on the premises of what is now a parking lot. The Project will innovatively integrate public park space into the development such that it complements the planned NoMa Meander and increases the walkability and green space in the community. The development targets a mixed-income multifamily project, consisting of roughly 435 residential units, ground floor retail and park space that will serve as a public and private amenity for the neighborhood. 142 of the residential units will be reserved for affordable renters for the life of the project. 98 will be for renters at or below 50% AMI, 33 will be for renters at or below 30% of AMI and 11 will be reserved for renters at or below 80% AMI. The project is being planned with minimal surface parking and no parking underground to reduce its carbon footprint. This strategy with both minimize the traffic impact of the project and encourage residents to use shared forms of transit or existing parking in the neighborhood. We intend to utilize local, CBE and minority businesses and contractors in order to support the growth of the local economy. These efforts will directly benefit the District as well as the local community. In addition, the project will:

- Provide architectural design that establishes a signature gateway in the heart of the NoMa neighborhood
- Further enhance vibrancy, walkability and connectivity of the city with additional amenities to the surrounding neighborhood
- Provide affordable housing to meet the needs of District residents
- Continue to push sustainability standards by targeting LEED Gold certification and including many environmentally friendly features
- Establish a new public park with recreational options fronting Patterson Street that integrates with the NoMa meander
- Commit to a robust Transportation Demand Management plan that reduces congestion and single-occupant vehicle travel

The Respondent’s financial wherewithal, financial resources, committed funding plan, experience with mixed-use development, well-rounded local project team and development vision in line with community goals combine to make us a premier development team for the opportunity. Moreover, we do not just seek to deliver a development for short term investment purposes, but rather we will seek to capitalize the project to own long term. As such, we will continue to be mutually aligned with the community to create and maintain space that will serve the surrounding area for years to come.