

WC Smith / Menkiti Group / CityDance / Step Afrika!

Best and Final Offer Summary

Incorporating feedback received from the community stakeholders, ANC 6C, DMPED, DDOT, and OP regarding our proposal, the 2 Patterson Community Development Team has thoughtfully improved our program for the 2 Patterson site by increasing our affordable unit count up to 40% of the total units through the addition of 80% AMI workforce units, increasing our sustainability goals by incorporating Passive House and Net Zero design, and improving the pedestrian experience of the Arts Lane by restricting vehicular traffic to the south end of the lane and incorporating a connectivity to a revised N Street park. We look forward to executing this exciting program and giving the NoMa community the opportunity to live, learn and dance.

Increase in Housing Affordability:

Our original proposal focused on the most vulnerable of our residents by doubling the required amount of deeply affordable units within the 30% set-aside at a breakdown of (15% @ 30% AMI, 15% @ 50% AMI); Our Best & Final Offer addresses the lack of workforce housing by setting aside an additional 10% of the units at 80% AMI (raising the buildings total set-aside to **40%** of the units).



Residential Unit Mix

Unit Type	30% AMI	50% AMI	80% AMI	Market	Total
Studio	7	21	10	49	87
1BR	24	27	30	118	199
2BR	9	13	0	65	87
3BR Apt	14	0	0	7	21
3BR Townhouse	7	0	0	4	11
Total	61	61	40	243	405
% of total	15%	15%	10%	60%	100%

We remain committed to providing a high percentage of deeply affordable units and we are supplementing our housing affordability strategy by adding a layer of much needed workforce housing with 10% of the units at 80% AMI.

Permanent Home for the Arts in NoMA

CityDance / Step Afrika! are full development partners and will **own** the 14,000 SF of space that they will occupy on the ground floor. In comparison to other proposals, these established non-profits with 20+ year histories in DC, will not be tenants, but will own their retail condo.

2 Patterson Street will be a home for CityDance's DREAM program, which will **provide tuition-free dance** training integrated with academic support services to hundreds of DC students living in under-served neighborhoods across the District. The metro-accessible, central location of 2 Patterson Street makes this project a unique opportunity for District youth to access high-quality arts programming outside of school. DREAM offers a 10-year curriculum (grades 3-12) of tuition-free dance training integrated with wrap-around academic, college readiness, and family services. DREAM is the recipient of the 2015 President's Committee on the Arts and the Humanities *National Arts and Humanities Youth Program Award* and the 2010 DC Mayor's Arts Awards for Outstanding Contribution to Arts Education.



Step Afrika! was originally created as a cultural exchange program with the Soweto Dance Theatre in Johannesburg. Over the past 24 years the company has expanded to become one of the top 10 African American dance companies in the US and the largest African American arts organization in Washington DC. Today, Step Afrika! is one of only two dance companies to provide full-time employment with benefits to dancers in DC. The Company employs 14 full-time and 5 part-time artists. In its role as DC's official Cultural Ambassador, Step Afrika! also performs around the country and the world.



Rendering depicting the Arts Lane facing South from N Street

Step Afrika! and CityDance plan to host their most significant events in the Arts Lane. Free day-long community festivals with dance classes and performances; special day-and night time performances in the Arts Lane will provide this area with a unique and accessible space. The studios are designed to open up onto the Arts Lane giving an incredible indoor/outdoor experience to visitors.

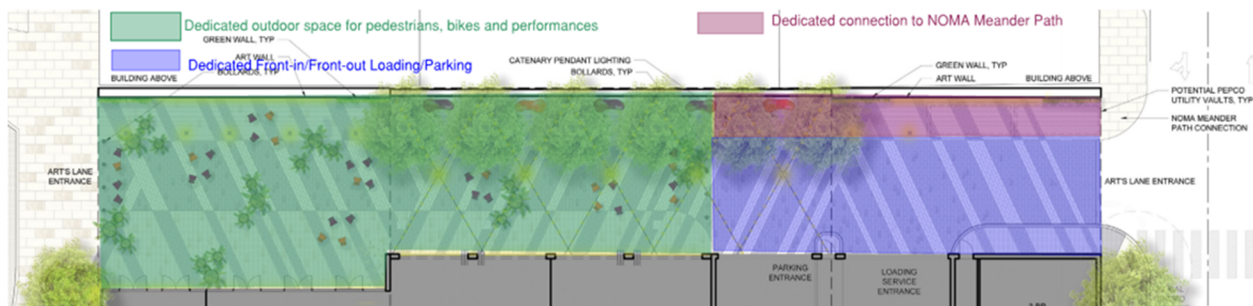
The studios are also designed to convert into a black box theater space that can hold up to 255 people. Not only an excellent space for small, intimate concerts and theater productions, the studios can also serve as special event space for residents to make great things happen in the neighborhood.

Bringing Step Afrika! and CityDance to 2 Patterson will build off the vision of the DC Cultural Plan to integrate development and culture, creating space that is accessible to a wide range of dc residents. These established non-profits will help fill a void in DC's cultural landscape by enlivening NoMA with arts and dance.

Enhanced Public Spaces - Arts Lane and N Street Park

The original vision of Arts Lane included a multi-module connection between N and Patterson Streets for pedestrians, vehicles, and bikes that also provided outdoor performance space for City Dance and Step Afrika!. Our revised plan prohibits vehicles from accessing the Arts Lane creating dedicated performance space while also strengthening the connection to the NoMa Meander with a protected pedestrian connection from north to south. The access to the loading dock and parking garage will be from the curb cut on Patterson Street only. The area highlighted in blue below will be the only area vehicles and loading may access. The green and purple areas do not allow vehicles to access. By utilizing a private drive, the project can meet current DDOT planning requirements, such as locating vaults in private space and accessing parking and loading from a single curb-cut in a safe manner (head-in / head-out).

The Arts Lane will be actively programmed with a green wall, performances, and a pedestrian-only seating area.



Segregation of Uses in Arts Lane

The closure of N Street is a unique opportunity to further enhance the Arts Lane by providing additional space for programming outdoor performances, as well as space for public artwork and locating a Bikeshare station and a designated parking area for scooter sharing.

Our proposal includes using similar materials for the space created by the N Street closures as those used in Arts Lane, creating a seamless integration between the areas. The public space created by the N Street closure will also serve as an entryway to both NoMa and the front doors of the City Dance and Step Afrika! Theatre. The concept of the closure and costs for the redesign and reconstruction are included in our BAFO financial model. The 2 Patterson Community Development team will be responsible for the maintenance and programming of the newly created space, as activating the space and keeping it clean will allow for enjoyable use for the community.



Sustainability – Net Zero Design Demonstration Project

The original submission for 2 Patterson included a commitment to achieving LEED version 4 Gold certification. Upon further study, the 2 Patterson Best and Final Offer proposes going beyond the notable LEED Gold achievement by building 2 Patterson to the prestigious and will achieve net zero energy ready performance. The project will stretch to meet Appendix Z of the DC Green Code, with 5% of our onsite renewable energy coming from solar panels on the roof. Our team's plan will work to help DC lead by example by pushing beyond the requirements of LEED certification and provide a model for the future sustainability of large multifamily buildings. Net zero strategies we propose in the 2 Patterson building include:

- Increase insulation and thermal breaking
- Triple-Pane Glazing
- VRF with Heat Recovery
- Dedicated Outside Air System
- Exhaust Air Heat Recovery
- Programmable thermostats in units
- Energy Usage Display Monitors
- Energy Star appliances, light fixtures, ceiling fans, exhaust fans
- Variable Frequency Drives
- Occupancy sensors and controls in common areas
- Residential Phantom Load Control
- Regenerative Breaking Elevators
- Water sense labelled Low-flow Plumbing Fixtures
- Horizontal window shading on southern exposure
- Vertical shading at East/West exposure
- Electric car charging stations

Commitment to Jobs for NoMa Residents

The Skyland Workforce Center is a development partner and will establish an on-site presence across the street at out 2M building to assist the 2 Patterson Community Development Team in hiring DC residents. Through the Skyland Workforce Center, our project will create 350 jobs during construction for workers in the construction industry. This will have a long-term economic benefit, as training and experience provides workers ongoing opportunities in the robust construction industry. In addition, 100 permanent jobs will be created through management, security, concierge and maintenance of the building and the employment needs of City Dance and Step Afrika! for ushers, instructors, dancers, and office personnel.

Moreover, Skyland Workforce Center having a presence in the NoMa neighborhood creates a limitless potential of job creation across all lines of work. Five nonprofits provide services at the Skyland Workforce Center, allowing clients to access multiple services in one location. Since the workforce center opened in December 2014, 458 people have been placed in employment. Over 3,600 people have received services at the center, including case management, housing and transportation assistance, and job fairs.

Additionally, for 26 years, WC Smith has run an independent summer youth employment program (SYEP)



Over 50 young people participated in the WC Smith 2018 Summer Youth Employment.

with dedicated staff and programming. More than 1,500 young people have participated. The program includes orientation meetings with the students and their parents, workshops, cultural activities, and a college visit. The workshops focus on life skills, conflict resolution, team building, money management and job search techniques. Through the program, WC Smith provides intensive assistance and mentoring to help them become productive and fulfilled employees. The SYEP will be extended to the new apartment community at 2 Patterson.

A Local, Experienced Team that can Deliver

The 2 Patterson Community Development Team is made up entirely of DC-based CBE/SBE/non-profits:

- WC Smith (CBE)
- The Menkiti Group (CBE/SBE)
- CityDance (501(c)3)
- Step Afrika! (501(c)3)
- WDG Architecture (CBE)
- Determined by Design (SBE)
- Oehme van Sweden (SBE)
- Stoiber + Associates (CBE)
- WCS Construction (SBE)

The partners on the 2 Patterson Community Development Team bring proven experience in development, mix-income housing, community outreach, financing, architecture, property management, retail, and social services. All have extensive experience in DC. The team is committed to bringing a quality product to the site that is consistent with the District's goals and vision and to meeting the needs and wants of the surrounding community.

With over 60 years of combined experience in DC, the development team has invested \$1.8B into the local real estate market and manages over 10,000 residential units and a portfolio of commercial properties. The developers have built or renovated over 2,500 affordable units in the District.

This team is also dedicated to building community serving amenities in the areas in which we develop. In 1997, WC Smith formed a nonprofit, Building Bridges Across the River (BBAR), to build THEARC, a \$27 million, 110,000 SF state of the art cultural, arts, recreation, and education campus on Mississippi Ave SE. The campus includes a 365-seat state-of-the-art community theater, gymnasium, classrooms, art, music and dance studios, a community gallery, a health center, and an urban farm. A third building was developed by WC Smith in November 2017 creating an additional 92,000 SF and adding five new non-profit partners. They also spearheaded the creation of Canal Park, an award-winning urban park and model of sustainable development located in the Capitol Riverfront neighborhood.



The Right Choice for 2 Patterson

The **experienced and capable** WC Smith / Menkiti Group / CityDance / Step Afrika! team have a vision for 2 Patterson that will deliver:

- a large number of affordable units (40%), spread across the AMI spectrum, but with a focus on the **deep affordability** levels
- a permanent home for two **world class arts** organizations that will enliven the neighborhood and offer opportunities for youth
- **publicly available outdoor amenities** in the redesigned pedestrian-only Arts Lane and expanded N Street park
- the most sustainably designed large apartment building in DC meeting **Passive House and Net Zero** standards
- jobs and **job training/placement** opportunities through the Skyland Workforce Center