



**2 Patterson Street NE**  
**Public Disposition Hearing**  
**November 28, 2018**  
**6:30-8:30 pm**

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Project Contact:

**Patrick Pendleton Smith**

patrick.smith3@dc.gov



## **Proposed uses include:**

- Office
- Residential
- Hospitality
- Cultural
- Arts and creative

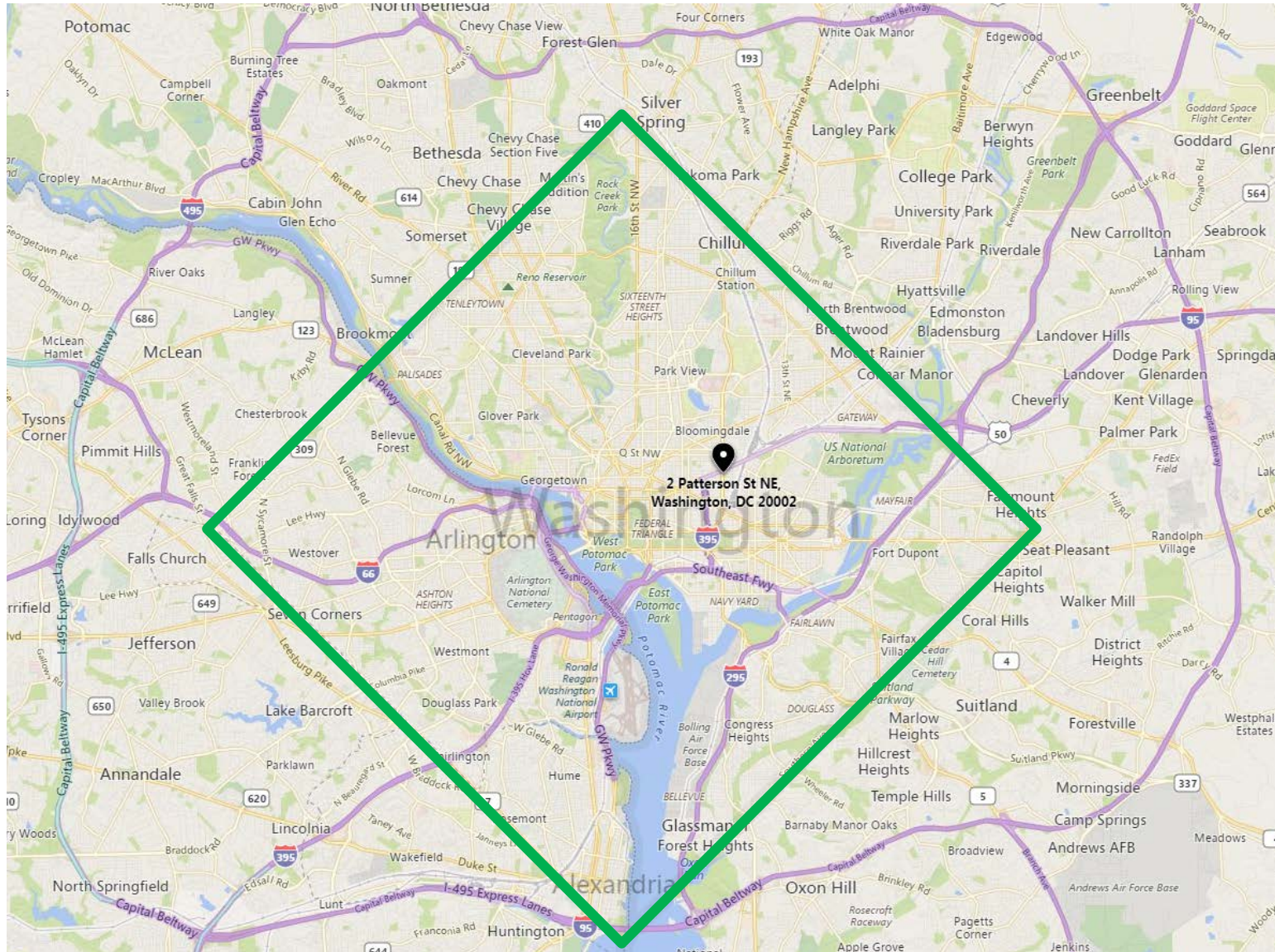


# **Six Teams Presenting**

(in no particular order or ranking)

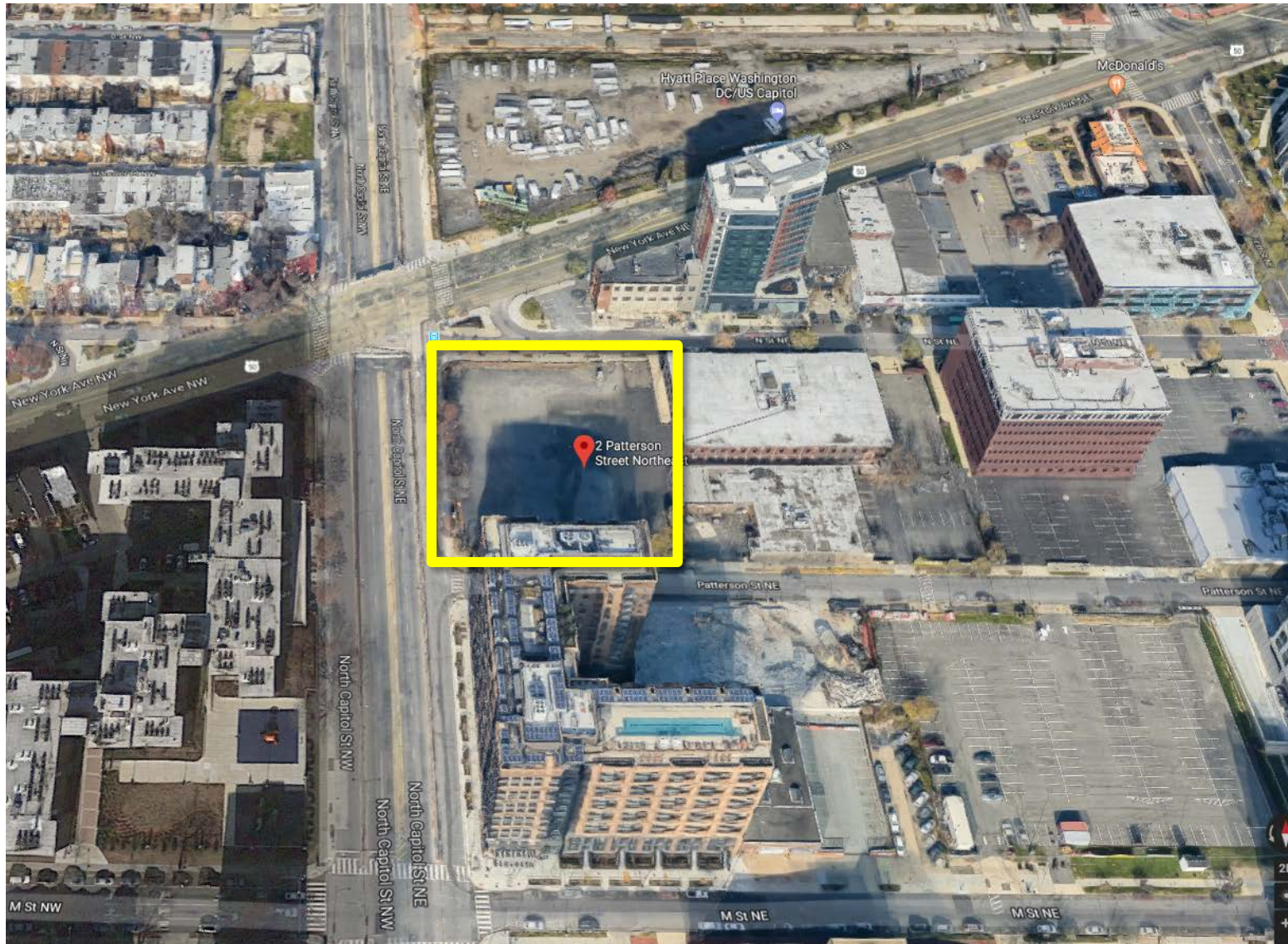
- Jefferson Apartment Group/Argos Group/SGC Development
- WC Smith/The Menkiti Group
- Monument Realty/Morningstar Community Development/CHP
- Tishman Speyer/Thoron Capital
- Level 2 Development
- Republic Properties Corporation/Urban Matters Development/Capstone Development Partners

# 2 Patterson Site - location

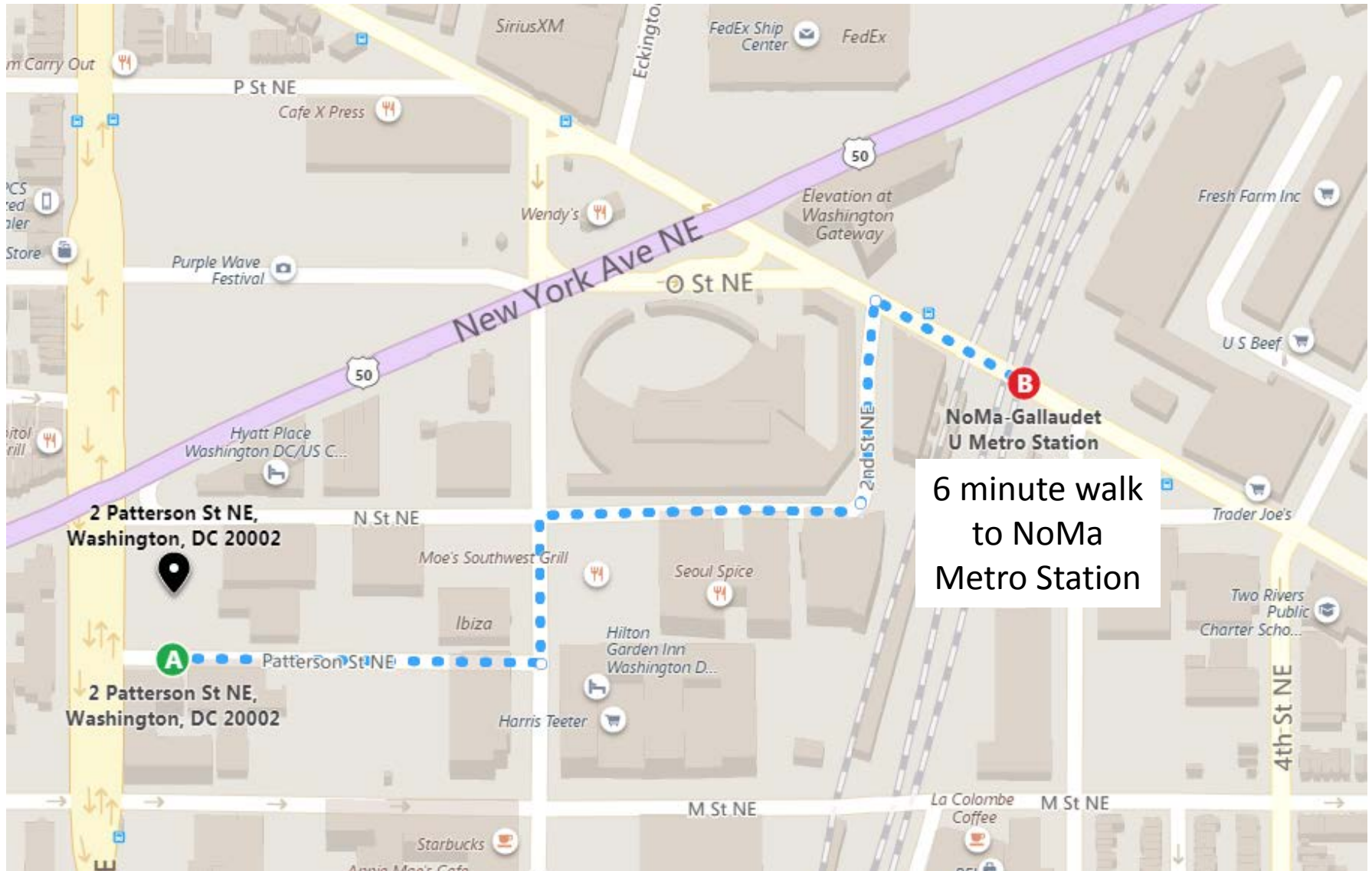




# 2 Patterson Site - location

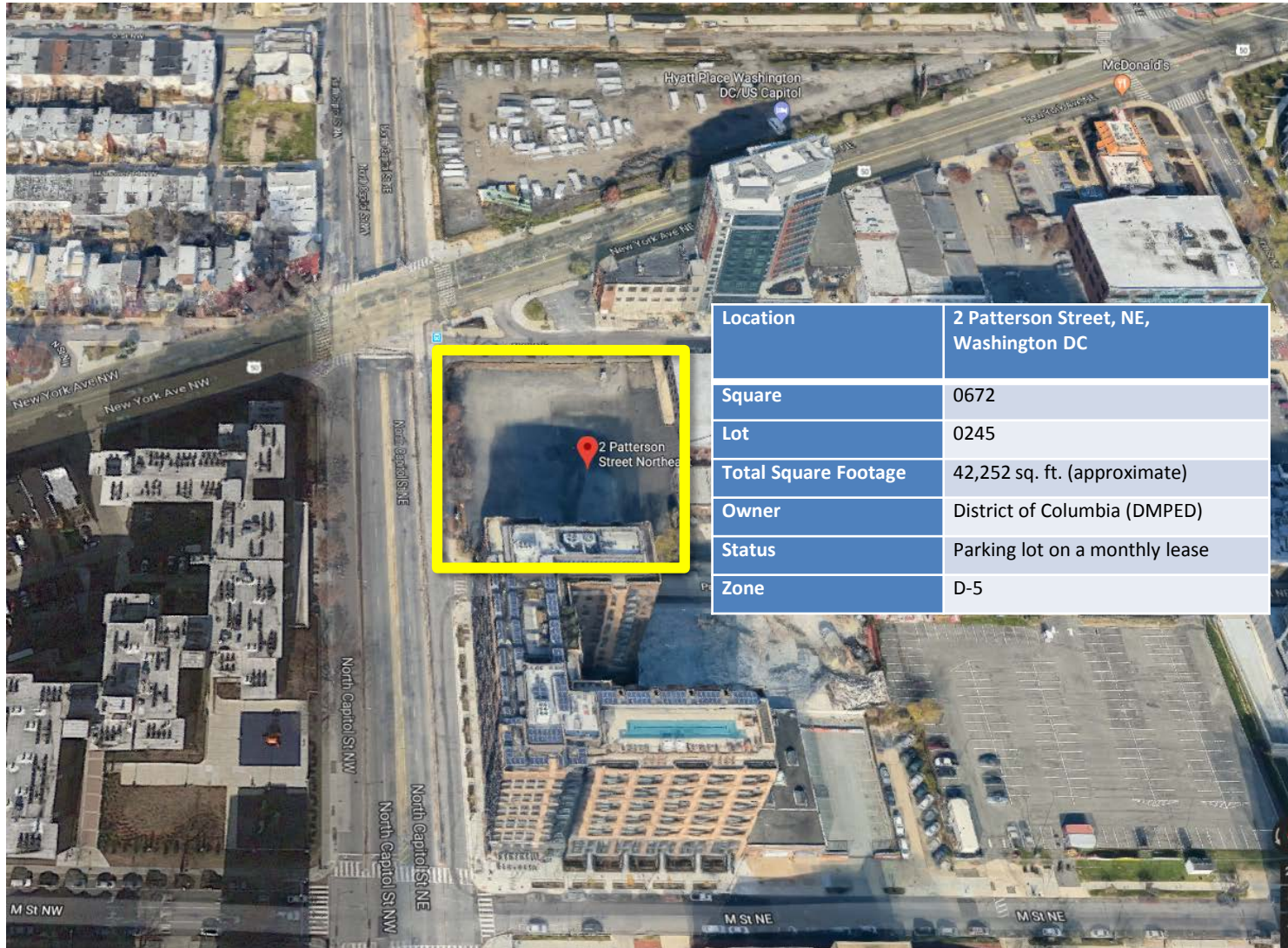


# 2 Patterson Site - location





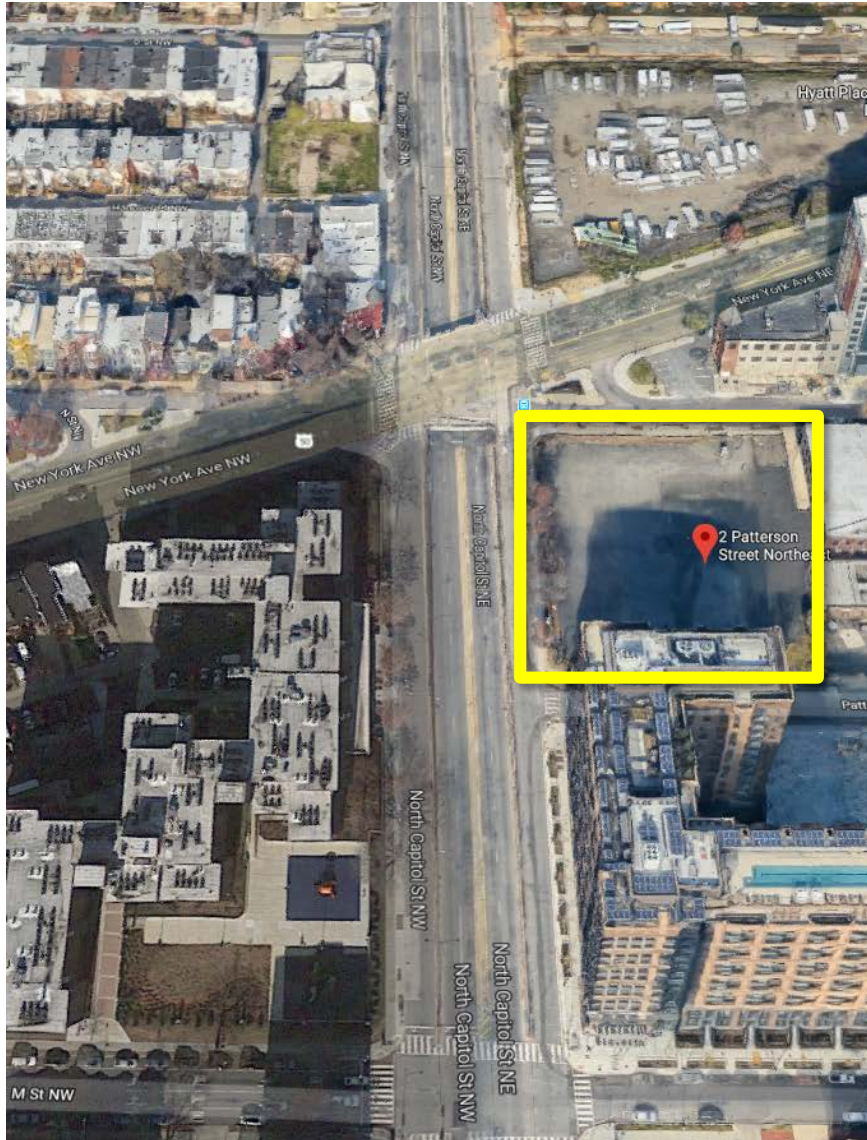
# 2 Patterson Fast Facts



Location	2 Patterson Street, NE, Washington DC
Square	0672
Lot	0245
Total Square Footage	42,252 sq. ft. (approximate)
Owner	District of Columbia (DMPED)
Status	Parking lot on a monthly lease
Zone	D-5



# 2 Patterson – District Goals



The proposed development plans should reflect the important value of this Site to the surrounding community and embody the following characteristics:

- Maximize affordable housing;
- Maximize opportunities for CBE participation;
- Uses that are compatible with, and leverage, surrounding neighborhood development;
- Responsiveness to community and stakeholder preferences;
- Sustainable and energy efficient buildings;
- Minimize public subsidy;
- High architectural design quality; and
- A transit oriented development that reflects the project's close proximity to multiple public transit options.





## **Next Steps**

- **Public comments from this hearing on proposed uses will be accepted via email through December 12<sup>th</sup>**
  - **Submit to [patrick.smith3@dc.gov](mailto:patrick.smith3@dc.gov)**
- **DMPED has requested ANC 6C submit its final comments or resolution on the proposed uses after the ANC's January 2019 meeting.**
- **After receiving ANC 6C's comments, all six teams will be asked to submit a "Best and Final Offer"**
- **DMPED currently expects to award the project in mid to late February 2019 (subject to change)**



## 2 Patterson Public Disposition Hearing

**Public comments on the  
proposed uses  
will be accepted  
via email  
through December 12<sup>th</sup>**

Send to:

**[patrick.smith3@dc.gov](mailto:patrick.smith3@dc.gov)**

**Patrick Pendleton Smith**  
Project Manager