

# Mount Vernon Gateway

901 5<sup>th</sup> Street, NW

COMMUNITY PRESENTATION

December 19, 2013



Trammell Crow Company



CLARK  
CONSTRUCTION

LEO A DALY

WILES  
MENSCH  
CORPORATION  
Planning, Engineering, Surveying & Landscape Architecture



## Trammell Crow Company

- ❑ Headquartered in MVT for 10+ years
- ❑ Genuine connection to MVT neighborhood
- ❑ CBE & LSDBE certified local developer
- ❑ Track record of outreach and involvement
- ❑ National platform – 65 years old
- ❑ 35 years operating in the District
- ❑ Most prolific developer of speculative office in the District
- ❑ Over 20 million sf developed locally

**NATIONAL PLATFORM + LOCAL EXPERTISE = SUCCESSFUL EXECUTION**

**TCC/CSG TEAM HAS 8 YEARS OF EXPERIENCE WORKING TOGETHER**



# TEAM EXPERIENCE



Trammell Crow Company



LEO A DALY



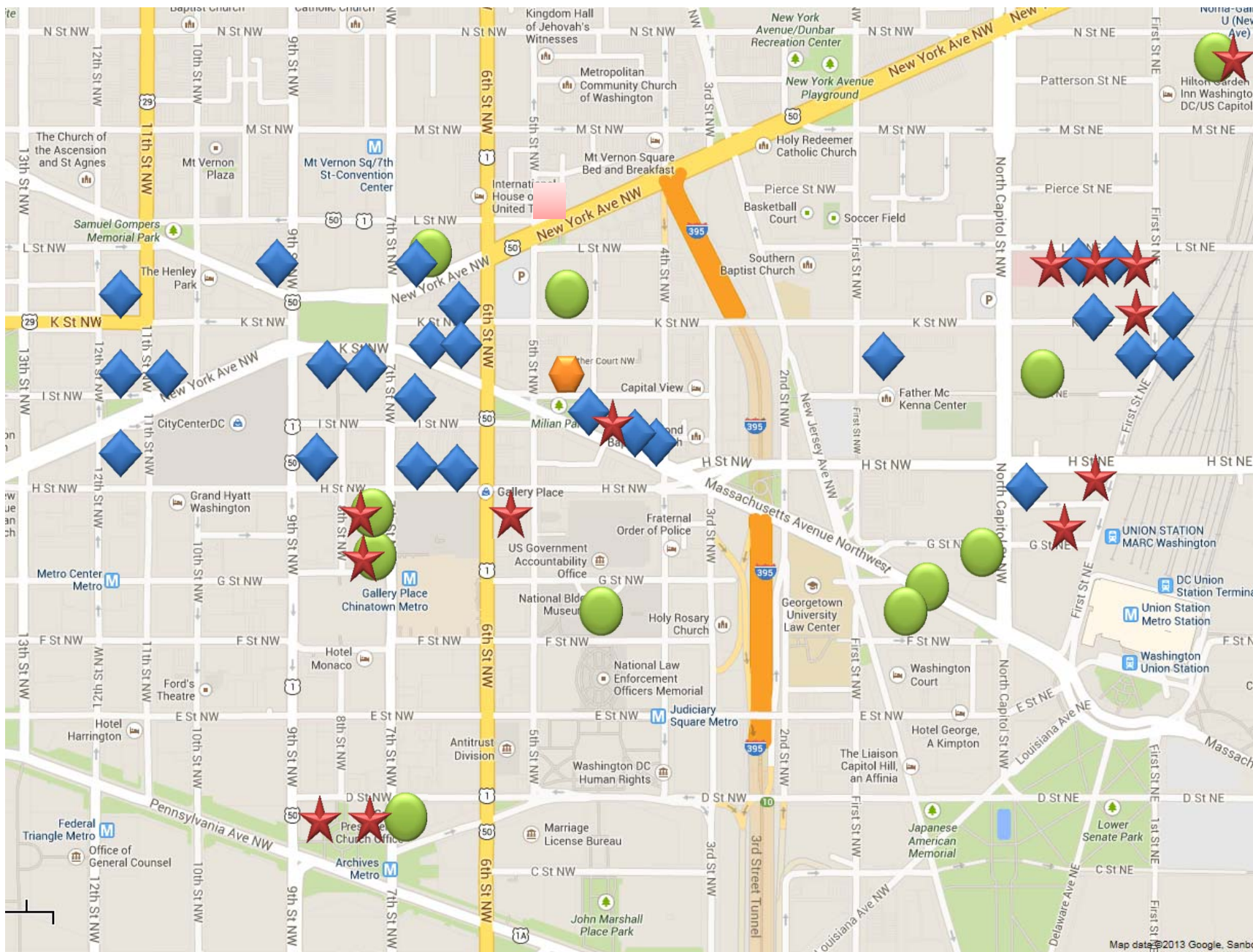
WILES MENSCH CORPORATION  
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CSG  
URBAN PARTNERS



901 5th St NW



## PROJECT OVERVIEW



### BUILDING BASICS

- ❑ 195,000 sf trophy, mixed-use project
- ❑ 10,000 sf retail
- ❑ 150 parking spaces
- ❑ 12-stories (130 feet)

### BENEFITS OF OUR OFFER

- ❑ Office use → Highest value
- ❑ Highest value → More community benefit
- ❑ Speculative development → Immediate impact
- ❑ Consistent outreach
  - 10 meetings to-date with ANCs, CID, and other key stakeholders
- ❑ Comprehensive benefits package



## COMMUNITY + PUBLIC BENEFITS

- ❑ \$2,000,000 for parks & open space
  - 3rd & K Street (dog park)
  - Milian Park
  - Seaton Park
- ❑ \$1,000,000+ affordable housing contribution
  - Housing Production Trust Fund
- ❑ Community engagement process
  - Immediate start
  - Work through ANC
  - Ongoing community input





COMMUNITY-SERVING, MULTI-FUNCTIONAL SPACE

WEEKDAYS: YMCA / DAY CARE





COMMUNITY-SERVING, MULTI-FUNCTIONAL SPACE

WEEKENDS: ACTIVITY CENTER



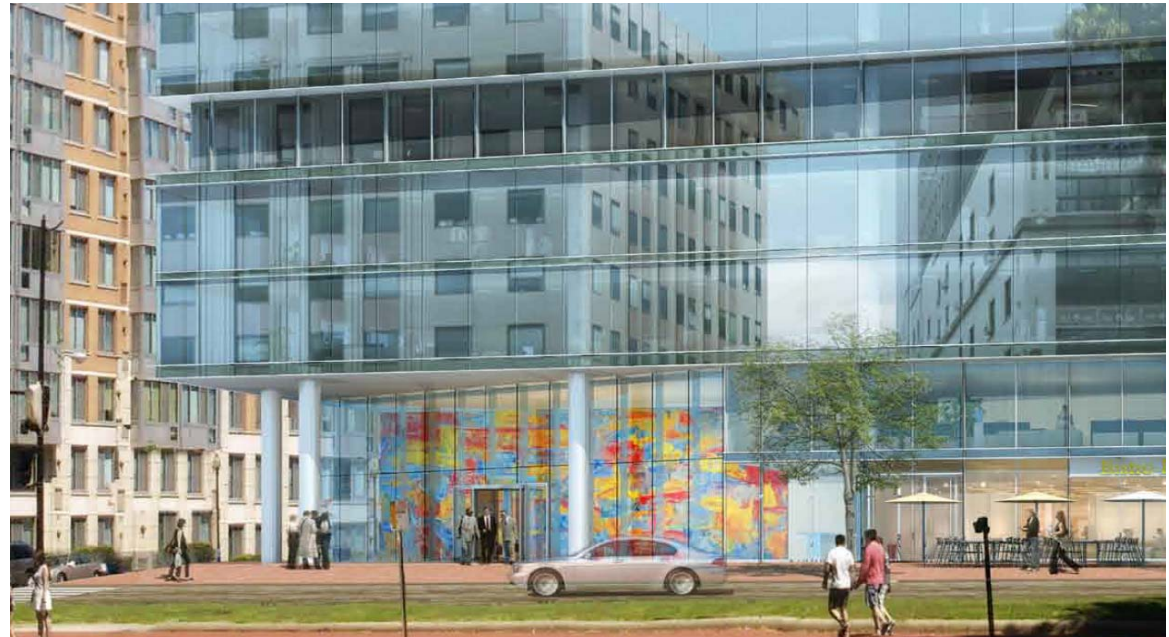


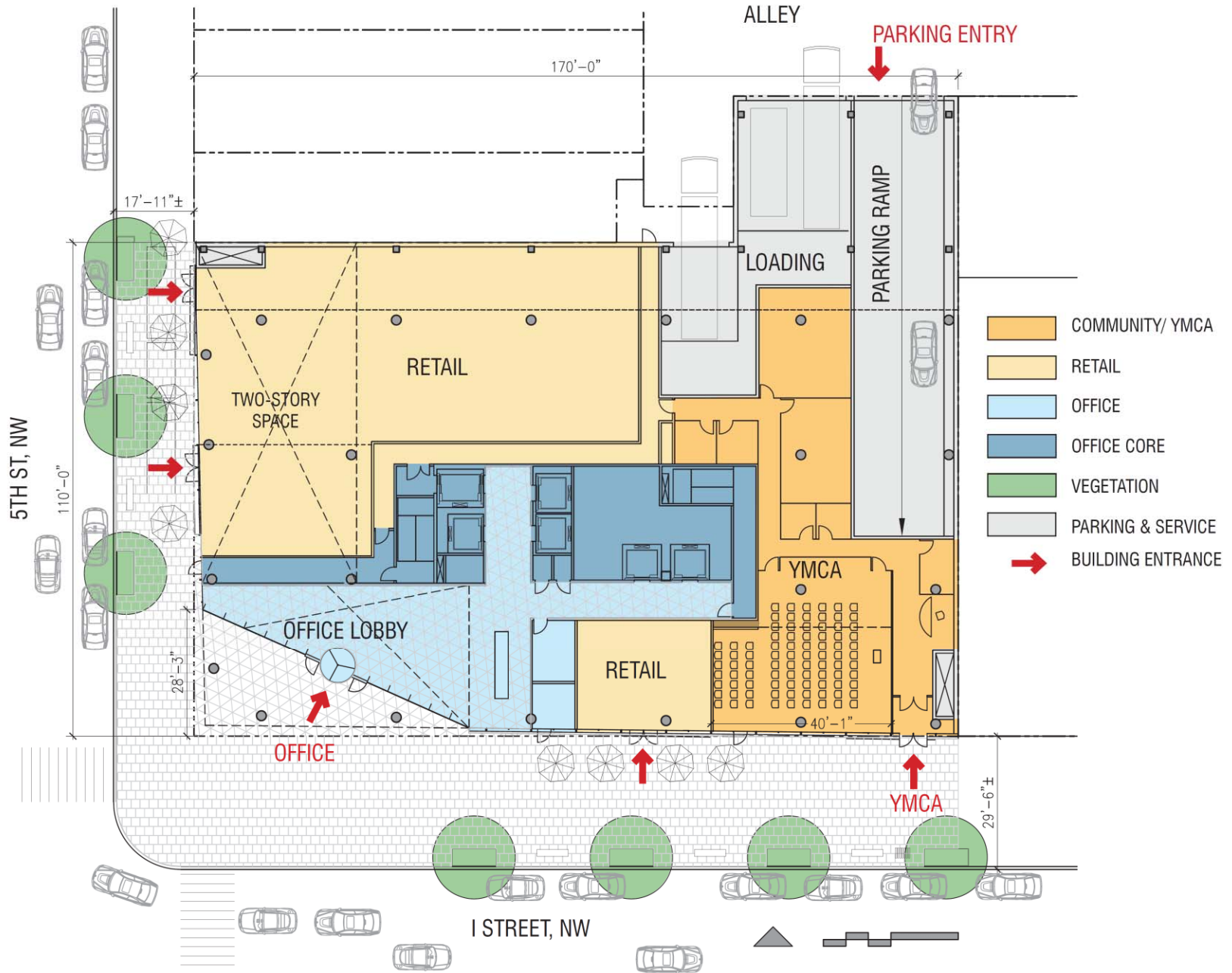


- ❑ Office use
  - Vibrant and robust retail program
  - Better urban planning = daytime population
  - Fiscal impact & job creation
  
- ❑ LEED Platinum building design
  
  
  
  
  
  
  
  
  
  
- ❑ First Source, CBE and Davis Bacon commitments
  
  
  
  
  
  
  
  
  
  
- ❑ Neighborhood-serving 7,500 sf of retail (*in addition to 2,500 sf YMCA*)



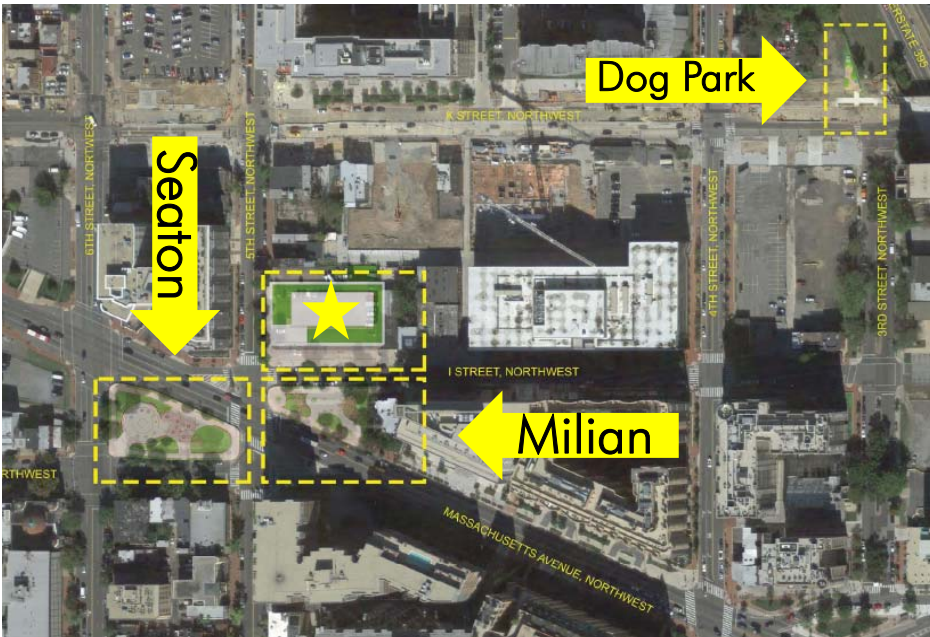
# BUILDING ARCHITECTURE & DESIGN







# PARKS AND OPEN SPACE



## COMMITMENT

- ❑ \$2,000,000: Redevelopment of open space

## PROPOSED LOCATIONS

- ❑ Milian Park
  - A place of meeting & relaxation
  - National Park Service support
- ❑ Seaton Park
  - A place of gathering & play
  - National Park Service support
- ❑ 3<sup>rd</sup> & K Street, NW (dog park)



# SEATON PARK





# MILIAN PARK



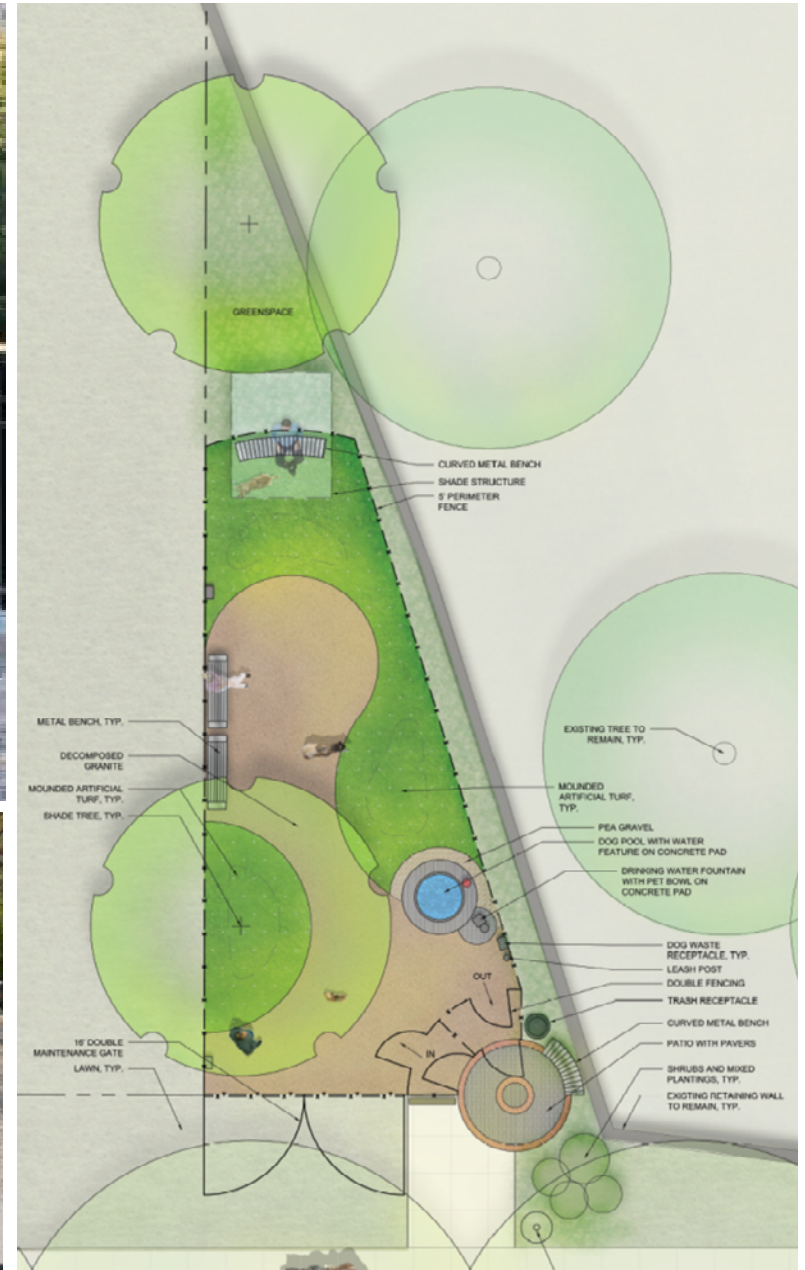
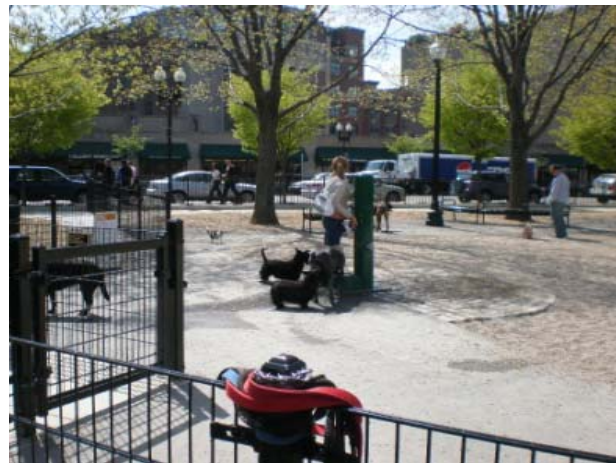


# MILIAN PARK





# 3<sup>RD</sup> AND K DOG PARK

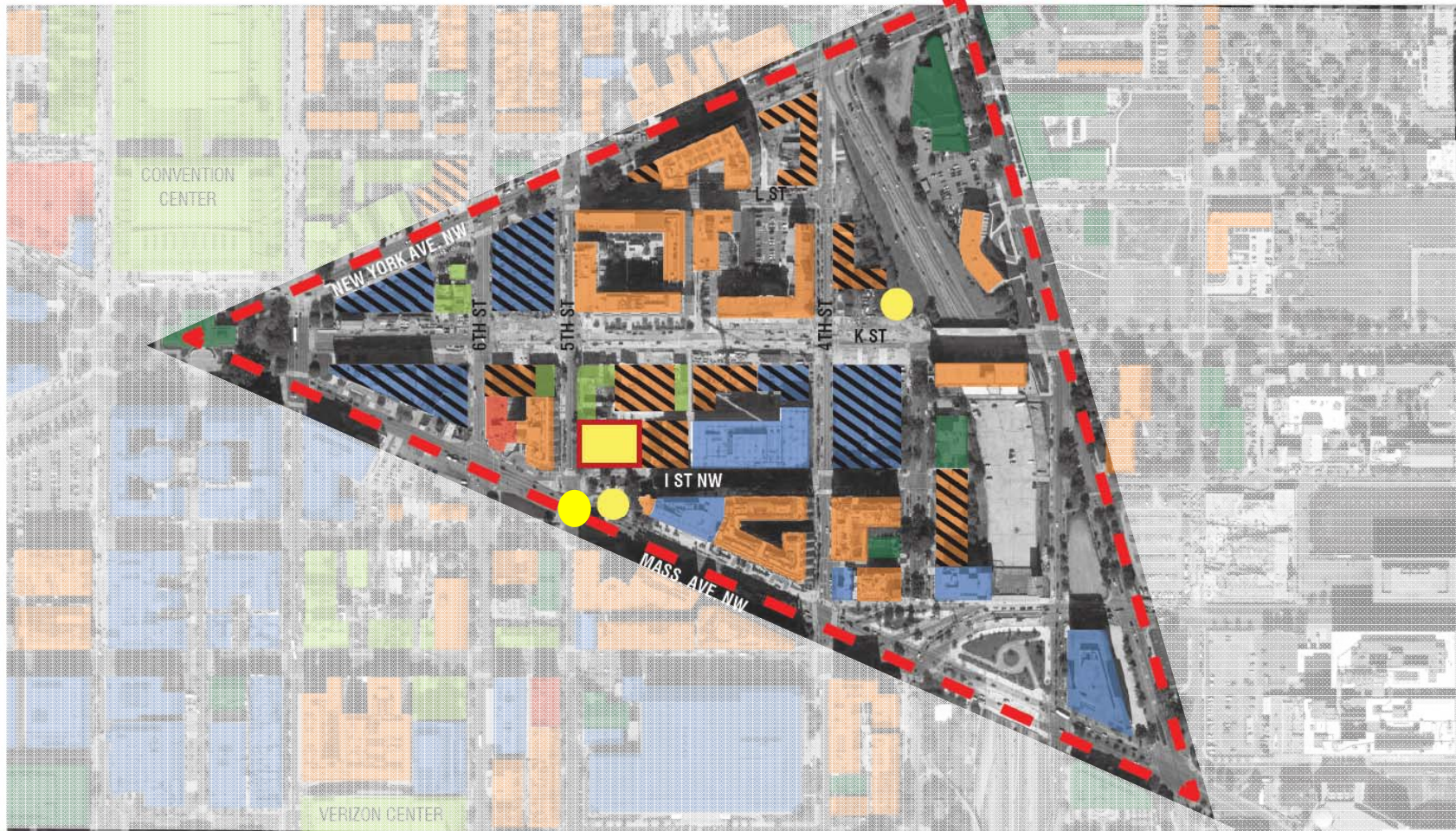








# WHY OFFICE?



- RESIDENTIAL
- HOTEL
- OFFICE

- INSTITUTIONAL
- COMMERCIAL
- PLANNED DEVELOPMENT

- MOUNT VERNON TRIANGLE
- 5TH & I SITE
- PARKS PROPOSED FOR IMPROVEMENT

200 FT



# Q & A

