



Fifth and I Community Presentation

December 19, 2013

ESOCOFF & ASSOCIATES



Team Overview



Jefferson Apartment Group

- + More than 18,000 residential units developed across 60 projects at a value of \$3 billion
- + 2,600 residential units developed in DC since 2003



14 W – 1315 W Street NW



Jefferson MarketPlace – 1500 7th Street NW



Jefferson at Penn Quarter – 616 E Street NW

Team Overview



Akridge

- + 13 million square feet of office, residential, and mixed-use developments valued at \$3.5 billion
- + 40 year experience with focus on downtown's East End



Half Street SE



Gallery Place



Burnham Place

Team Overview



The Jarvis Companies

- + 15 years of experience with place-making, mixed-use developments and investments in DC



City Center DC



Hine School – 7th and Pennsylvania. Ave SE



Progression Place – 1825 7th Street NW

Team Overview



Esocoff & Associates

- + Award winning design team responsible for some of the most distinguished residential buildings in DC



The Whitman – 910 M Street NW



400 Massachusetts Avenue



Eastern Market Metro Plaza Study



400 , 401, 425 Mass. Avenue

Project Summary



Development Program

13-Story Mixed-Use Project

208 Multifamily Units

- + 187 Market-Rate Units
- + 21 Affordable Dwelling Units

8,000 SF Retail

- + 4,000 SF Market Retail
- + 3,000 SF Day Care
- + 1,000 SF Community Space

Underground Parking Garage

- + 124 Spaces

LEED Silver Certification

View of rooftop at 5th and I corner

Project Design



View from Southwest



Project Design



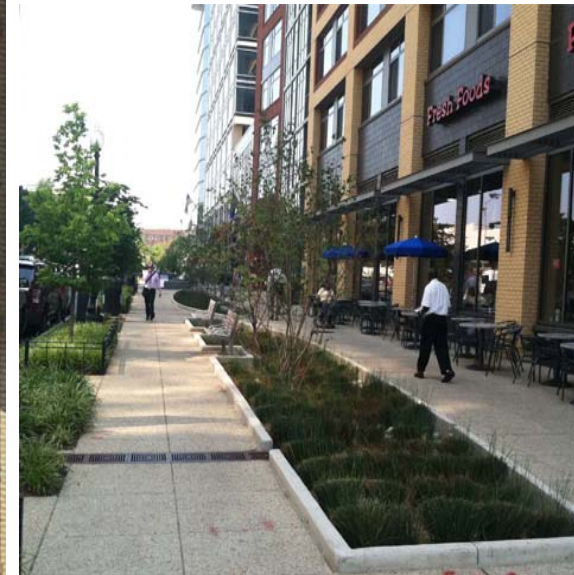
Unit terraces, rooftop garden, pool deck, and green roof



Project Design



View of retail at
5th and I corner



Project Design



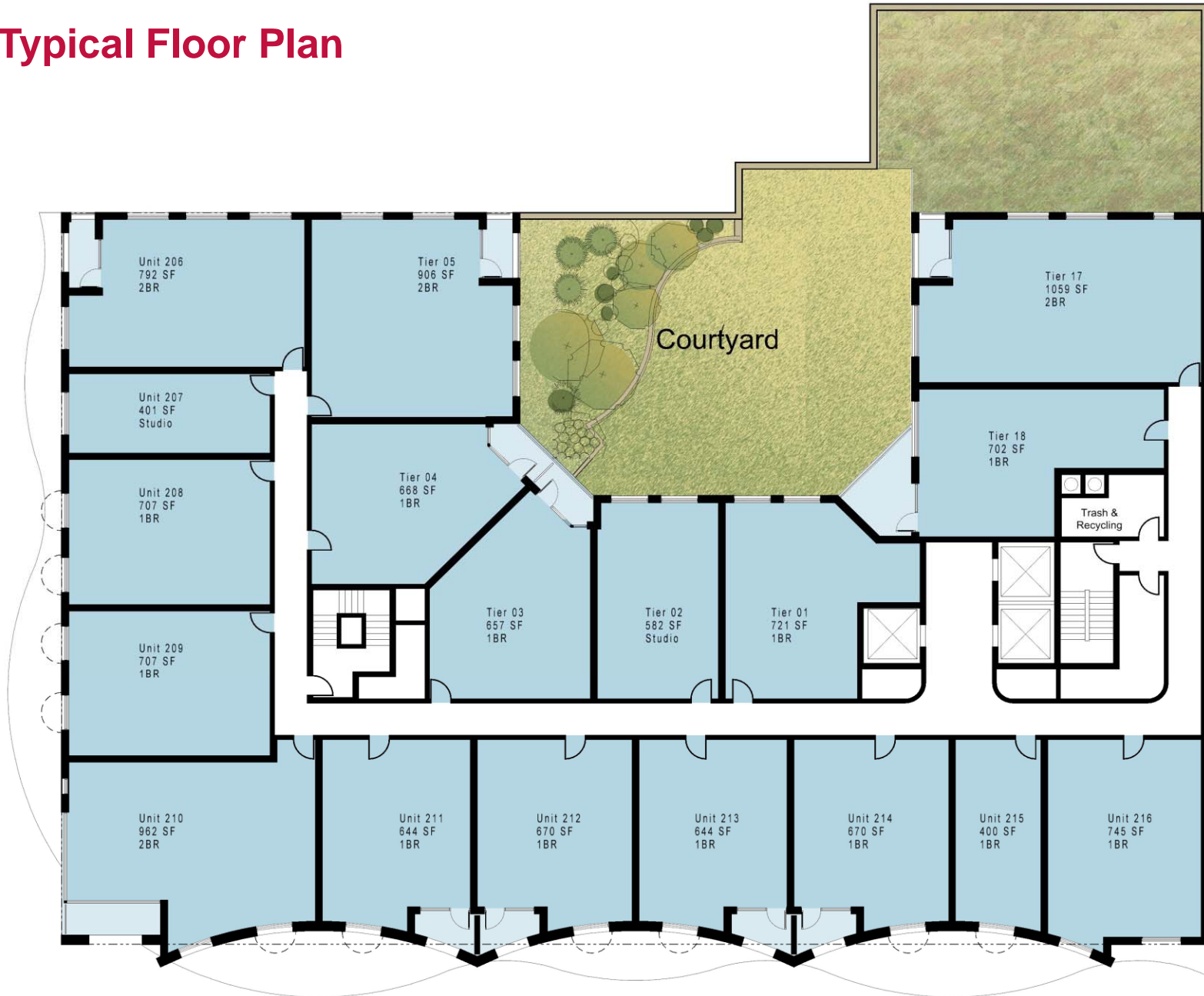
View of public space & proposed Milian Park improvements



Project Design



Typical Floor Plan



Project Design



Ground-Level Plan



Ground-Floor Uses

- + Residential lobby and amenities
- + Neighborhood-serving retail
- + Alley-fed loading and garage access

Prospective Retail Tenants

- + Day care
- + Restaurant/café
- + Pet supplies
- + Boutique clothing
- + Bakery

Community Benefits



Comprehensive package developed with input from ANC 6E, MVT CID, and MVSNA

Flexible Community Gathering Space

+ 1,000 SF of dedicated retail space for civic meetings/events offered at no cost

Affordable Dwelling Units

+ 21 units (10 at 60% AMI and 11 at 80% AMI).

Community Development Fund/Grant

+ \$100,000 set aside for local civic and non-profit groups in need

Local Serving Retail & Businesses

+ Commitment to incorporating neighborhood-serving retail and local businesses at discounted rents into project



Community Benefits



Improvement of Existing Community Park Space

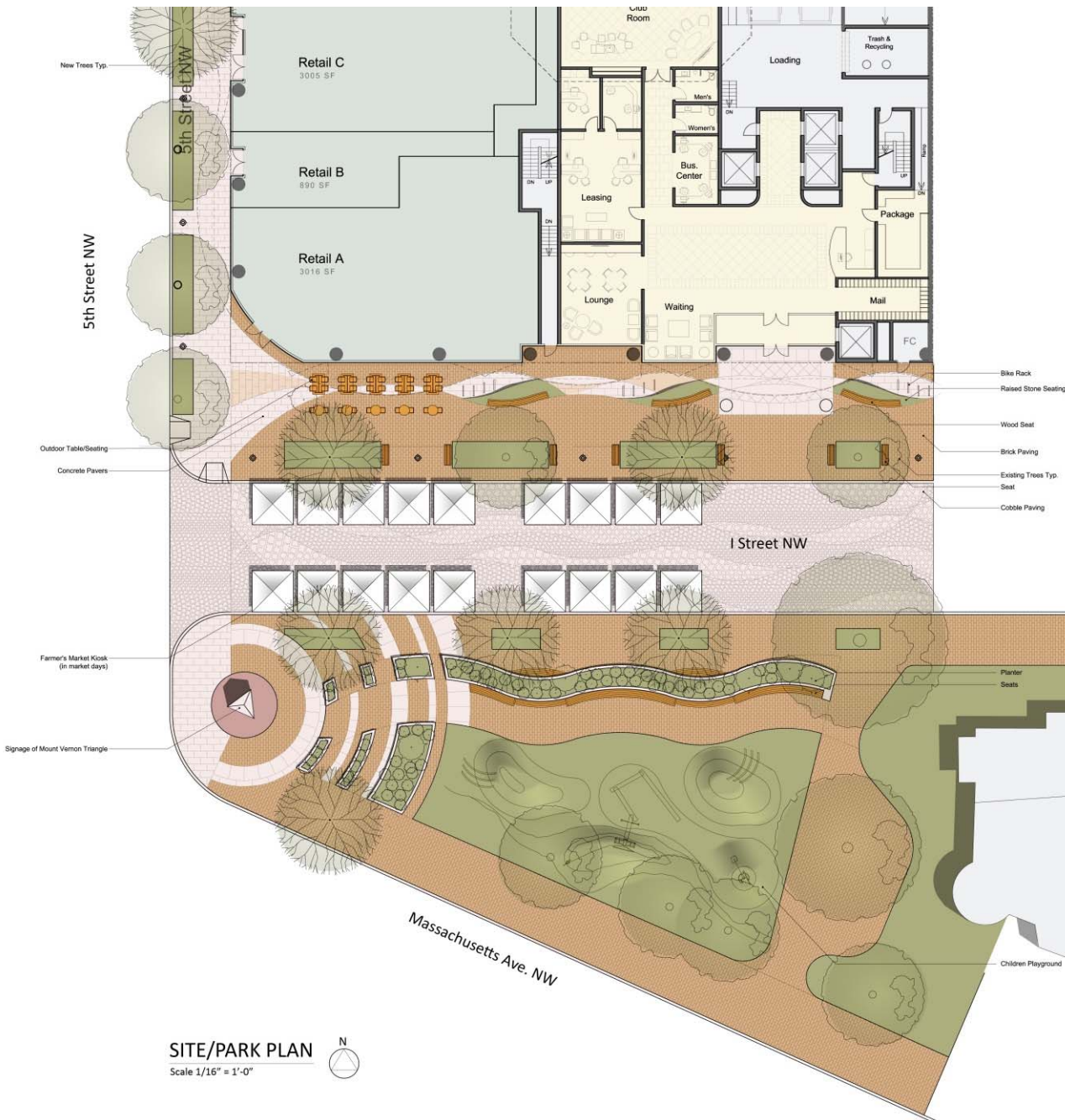
- + Partnership with National Park Service to enhance Milian and Seaton Parks
- + \$200,000 set aside to redesign and reprogram with active uses

MVT Park Endowment Fund

- + Commitment to making \$200,000 contribution to new fund to secure additional community park space and maintain existing open spaces



Community Benefits



Active Public Space

- + Corner restaurant with outdoor seating
- + Linear park concept with bench seating, bike racks, and expanded planting areas

Flexible Street Space

- + Specialty paving to encourage alternate uses & connection to Milian Park

Reprogrammed Park

- + Public art to identify neighborhood
- + Active programming options to appeal to children
- + Specialty paving and seating options

Closing

