

# 495 I Street NW

A MTC/JBG Proposal



# TEAM INTRODUCTION

*The MTC/JBG partnership is DC-based team focused on building great environments within the City*

## RESPONDENT TEAM



ERIC COLBERT & ASSOCIATES PC



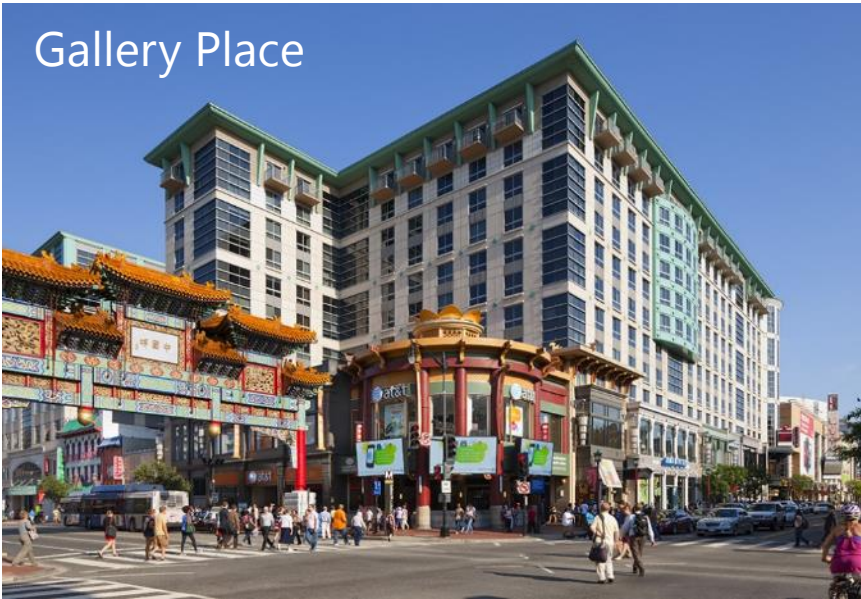
## DEVELOPMENT PARTNERS



# OUR RELEVANT EXPERIENCE

We take a unique approach to each project with a focus on place-making and place-management

Gallery Place



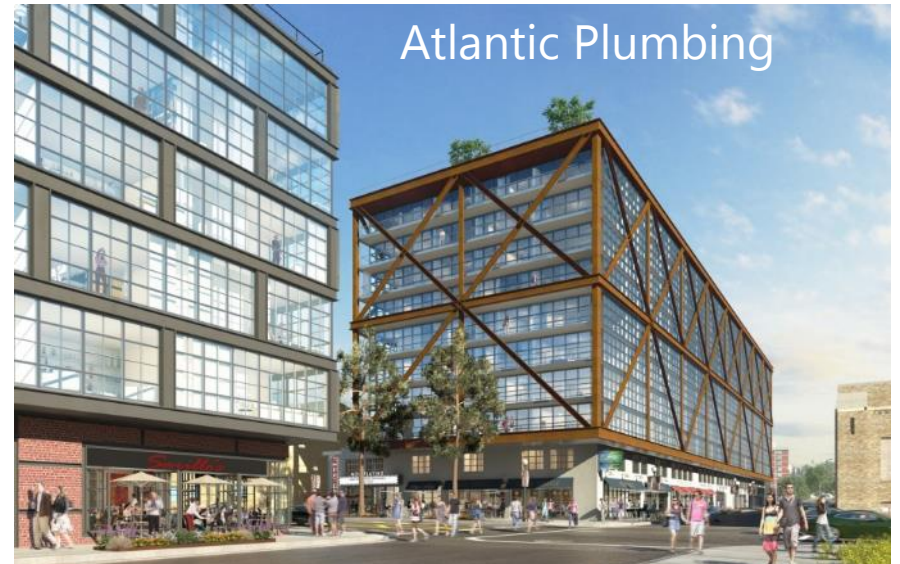
## The Foundation of Our Developments

- Understanding the context of the site within the existing neighborhood
- Focus on working with the community
- Focus on curating a retail mix that meets the need of the neighborhood

Louis at 14th



Atlantic Plumbing



# WE WILL CREATE AN EXCEPTIONAL PLACE

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Our plan is so much more than ground floor retail and 271 residential units

## Our Vision...

Local Retail Uses Desired by the Community



Park and Public Space Improvements



Iconic Architecture

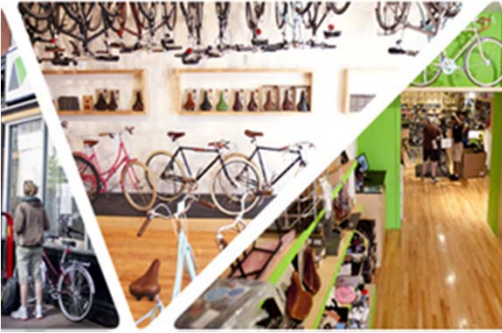


Local Jobs & Community Engagement



# WE WILL PROVIDE NEIGHBORHOOD RETAIL

We listened to the community and are providing an eclectic mix of local-serving retail uses



## Market

- Local, Organic Market
- Bicycle Space
- Independent Coffee Shop / Cafe

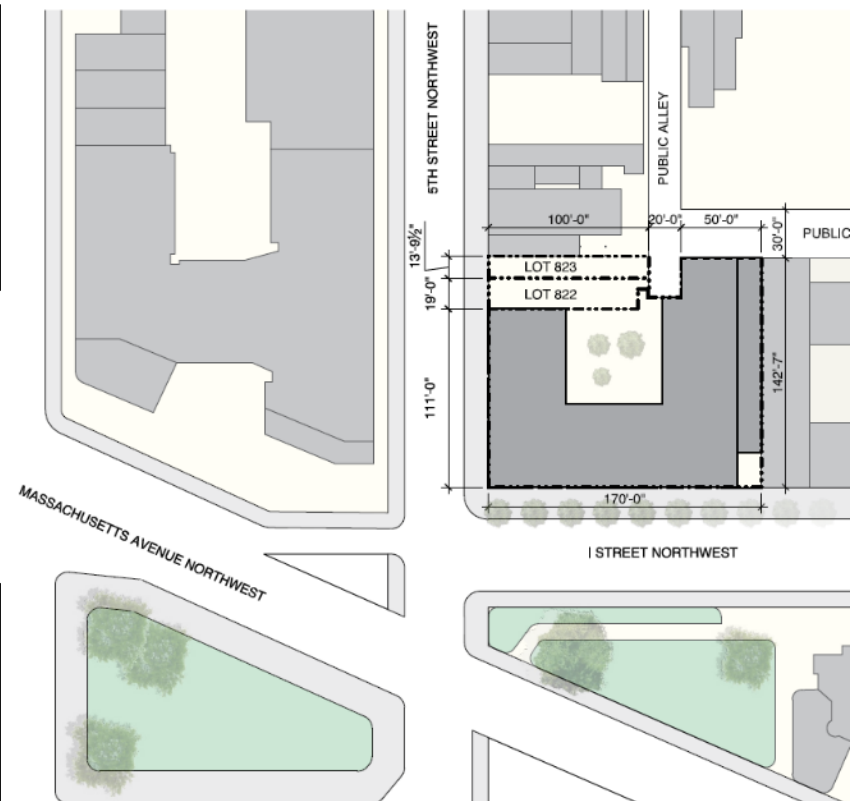


The city comes alive

# WE WILL IMPROVE THE PUBLIC SPACE

*We listened to the community and are providing what they requested*

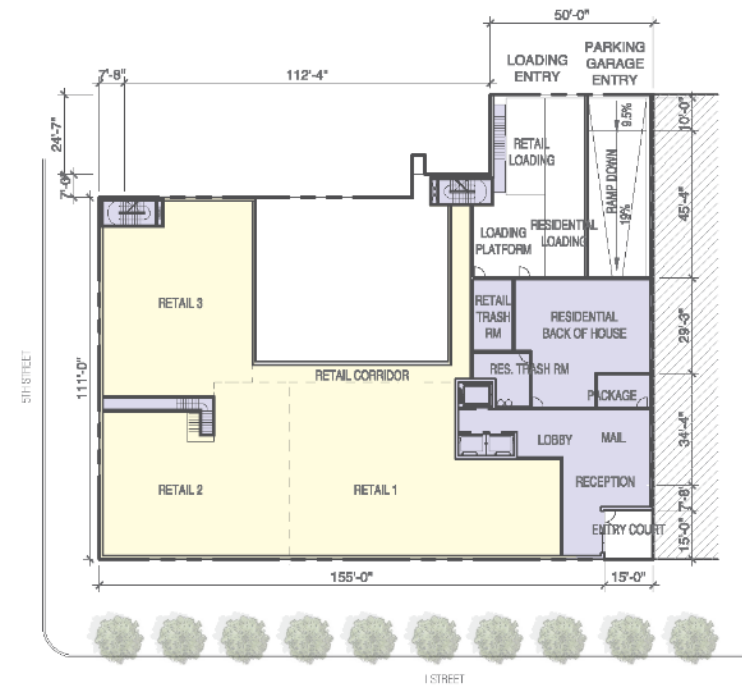
- Improvements and maintenance of Milian and Seton Parks
- Funds for a Retail Streetscape Grant Program
- Public Access to Internal Retail Courtyard for a quiet respite



# WE ARE COMMITTED TO OUTSTANDING DESIGN

Our design is focused on both the community user and the resident

- Storefront retail spaces wrap both street frontages
- Generous sidewalk widths
- Cafe seating along expanded sidewalks
- Retail Courtyard with additional seating open to the public
- Contextual, high-quality, differentiated architecture
- Significant investment in sustainable, 'green' features and energy efficiency



# We Have Engaged an Excellent Design Team

The final design will be evolved through an iterative process with significant community feedback

*Rendering of 495 I Street NW*





# WE INVEST HEAVILY IN COMMUNITY BENEFITS

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We listened to the community and are providing what they requested

- 27 x Affordable Housing Units
  - *A mix of different housing sizes, types*
- Jobs for DC Residents
  - *409 FTE Construction Jobs*
  - *27 Permanent Positions*
- Partnership with SOME & Goodwill
- Public space & park improvements
- Funding to support local retailers
- Extensive community outreach including 'charrettes' throughout the planning process



# PROJECT SUMMARY

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*A capstone project for the Mount Vernon Triangle*



- Local, qualified, capitalized and experienced team
- Distinctive, contextual and world-class architecture
- Neighborhood-focused retail
- Extensive public space improvements and new public areas
- 271 Residences with 27 dedicated affordable units
- We will listen to the community!

## Questions?

Moddie Turray – [Moddie@moddieturray.com](mailto:Moddie@moddieturray.com)

James Nozar – [Jnozar@jbg.com](mailto:Jnozar@jbg.com)