

LOFTS OF TRUXTON CIRCLE
BLUE SKY HOUSING PROPOSAL
D.C. DEPUTY MAYOR for
PLANNING and ECONOMIC DEVELOPMENT



BLUE SKY HOUSING LLC

- ONE OF WASHINGTON'S PREMIER REAL ESTATE DEVELOPMENT COMPANIES
- BLUE SKY HOUSING LLC HAS BEEN IN BUSINESS FOR OVER 10 YEARS
- PROVEN TRACK RECORD AND RESULTS
- MULTIPLE PROJECTS IN THE TRUXTON, CONVENTION CENTER, MOUNT VERNON TRIANGLE AREA

INTRODUCTION

DEVELOPMENT TEAM

DEVELOPER

Blue Sky Housing, LLC



ARCHITECT/ENGINEER

ReStl Designer, LLC
(CBE)



ARCHITECT

MWB Architects, Inc.
(CBE)



LEGAL TEAM

Graves, Horton, Askew & Johns, LLC
(CBE)



ARCHITECT/ENGINEER

VIKA CAPITOL, LLC
(CBE)



TITLE SERVICES

Premium Title & Escrow, LLC
(CBE)



RETAIL LEASING PROGRAM

StreetSense



APPLIANCES

M and M Appliance
(CBE)



QUALIFICATIONS and EXPERIENCE of TEAM



LOTUS APARTMENTS

133 Residential Units

QUALIFICATIONS and EXPERIENCE of TEAM



LOTUS APARTMENTS

Rooftop



LOTUS APARTMENTS

Lobby



RIDGE STREET CONDOMINIUMS

460-462 Ridge Street, NW

QUALIFICATIONS and EXPERIENCE of TEAM



RHODE ISLAND AVENUE CONDOMINIUMS
501 Rhode Island Avenue, NW



THE HOUSE APARTMENTS
20 Florida Avenue, NE



THE STELLA POLARIS
CONDOMINIUMS
1910 8TH STREET, NW

QUALIFICATIONS and EXPERIENCE of TEAM



505 O STREET CONDOMINIUMS
505 O Street, NW



500 M STREET CONDOMINIUMS
500 M Street, NW



41 & 47 HANOVER PLACE CONDOMINIUMS



THE CORRIDOR CONDOMINIUMS
811 8th Street, NW



ALTERNATE ELEVATION CONCEPTS



ALTERNATE ELEVATION CONCEPTS



ALTERNATE ELEVATION CONCEPTS

PROJECT VISION and ARCHITECTURAL DESIGN

PROJECT VISION

- RESIDENTIAL UNITS - 16 TOTAL
 - 1 studio unit on each floor
 - 1 one bedroom unit on each floor
 - 2 two bedroom units on each floor
- 1ST FLOOR RETAIL & OFFICE
 - 2,500SF Retail (1 or 2 bays)
 - 450SF Office
- FIVE (5) AFFORDABLE UNITS
 - One (1) at 30% AMI
 - Four (4) at 50% AMI
 - Qualified low income renters/purchasers
 - Artist Live Work Studios
- COMMUNITY BENEFITS
 - Job Growth - Neighborhood Employment Plan
 - Full Community utilization and participation

PROJECT VISION and ARCHITECTURAL DESIGN

- FACADE, FRONT ENTRANCES, AND APPEARANCE
North side ideal for public art contribution
- ROOF, OUTDOOR RECREATION SPACE
Support a green roof
Central durable common patio space w/benches
- PARKING AREA, WALKWAYS AND REAR ENTRANCES
Off main street deliveries for commercial occupants & artist live-work spaces
- LANDSCAPING AND STREET FURNITURE
Produce street furniture
Enhance the rear of the building by using various landscaping techniques
- LOBBY AND INDOOR RECREATIONAL SPACE
Ensure an attractive, lively, and enjoyable space to all residents
Add vibrancy and an intriguing identity to the venue
- GROUND FLOOR RETAIL
- LIGHTING AND SECURITY
- GREEN BUILDING DESIGN

PROJECT VISION and ARCHITECTURAL DESIGN



Residential Unit

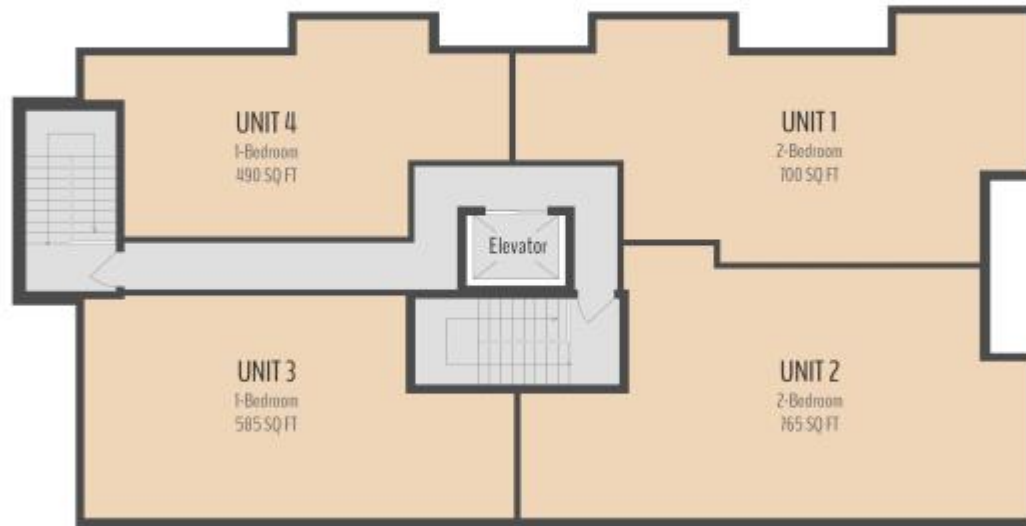
PROJECT DEVELOPMENT

BLUE SKY HOUSING | 1520-1522 North Capital Street, NW
Washington, DC 20002



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BUILDING PLAN

COMMUNITY BENEFITS, STAKEHOLDER ENGAGEMENT and COMMUNITY OUTREACH

Blue Sky Housing will form a community-relations team for the project that will have the responsibility to undertake the following steps:

- Hold a focus group meeting with key constituencies including the affected ANC, the Metropolitan Police Department, and Office of the Deputy Mayor of Planning and Economic Development, among others;
- Establish a project website (which will be regularly monitored and updated);
- Conduct a transparent and active community engagement process including discussion of desired retail space; and
- Organize and conduct public meetings to obtain community input and present all updates at any ANC meetings.

COMMUNITY BENEFITS, STAKEHOLDER ENGAGEMENT and COMMUNITY OUTREACH

- JOB GROWTH

Residents of Ward 5 will have job training and job growth opportunities

The Development team will work closely with the community (and Ward 5 as a whole) to utilize the full potential of its community capital and services.

- HOME BUYING COUNSELING AND ASSISTANCE

Work with HomeFree USA to identify and prepare low and moderate-income homebuyers to purchase affordable housing units

- ARTIST STUDIO PROGRAM

Work with Cultural D.C. (“CuDC”) to ensure the successful marketing and outreach of the affordable artist live/work units in the project; and

Provide public benefits relating to contracting, hiring and training, economic development, affordable housing for low and moderate income individuals and families and affordable artist housing.

QUESTION and ANSWER

blueskyhousing.com