



COBB PARK SITE

PARKING DECK SITE



# CAPITOL VISTA

DMPED FORUM  
Presentation of Concept  
February 15, 2017



# Our Team's Presentation Agenda

- **Our Team and Track Record**
- **Vision and Design**
- **Proposed Development Program**
- **Community Benefits and Engagement**





# Our Team

## Development Team

- Republic Properties
- Capstone Development

## Architecture and Engineering

- WDG Architecture
- Marshall Moya
- Lee and Associates
- Symmetra Design
- Vika Capitol
- SK&A Engineering

## Construction & Jobs

- Opportunities Industrialization Center of Washington DC
- Balfour Beatty
- Blue Skye Construction





# Our Team

## Track Record

**Marriot Marquis** – Washington, DC  
with Capstone Development



**Columbia Place** – Washington, DC  
\$230 million project includes a 310-room Courtyard by Marriott hotel, a 190-room Residence Inn by Marriott hotel, and 230 residential units.



**City Vista** – Marshall Moya



**Portals** – Washington, DC with Republic Properties





# Our Project Development Program

## On Parking Deck:

- **New 90,000SF Active Recreation Park**

## On Cobb Park Site:

- **129 Market Rate Units**
- **69 Affordable Senior Units (35%)**
- **165 Room Hotel**
- **Community Retail**
- **Meet or Exceed Green Building Code**





# Our Vision and Design

## Community Goals – What We Heard From Stakeholders

- **“Active” Recreation for:**
  - Families with Children
  - Active Adults and Seniors
- **Mixed-Use/Mixed-Income**
  - Affordability
  - Compatible with Emerging Character
- **Job Creating – CBE Participation**
  - 45-50 Permanent Hotel Jobs
- **Community Linkages**
- **Extended-Hour, Neighborhood-Serving Retail**
- **Green & Sustainable**





## **Our Vision and Design**

# **Parking Deck Challenges**

- **Parking Deck Structure Designed for Light Loads**
- **Legal Challenges**
- **Limited Development Capacity**
- **Structural Upgrades Lack Practical Feasibility**
  - **Multiple Ownerships to Approve**
  - **Complex Regulatory Reviews to Obtain**

# Our Vision and Design Solution to Challenges

- **Use Parking Deck for New Active Park**
- **Redevelop Cobb Park for Mixed-Use, Mixed-Income Project to Fund Park**
- **Parking Deck Park:**
  - Use Lightweight Turf and Playground Materials
  - Structural Modifications Unnecessary
  - Avoid Ownership & Regulatory Hurdles
  - 3 X Larger, Multiple Use, Safely Accessible Park
- **Cobb Park Site:**
  - Feasible & Cost-Effective Structural Fix
  - Less Ownership & Regulatory Complexity
  - Restore Square to Neighborhood (lost since Center Leg)
  - Best Meet Mixed-Use, Mixed-Income Goals
  - Sale Proceeds Pay for Parking Deck Park





# Our Vision and Design

## First Class Active Recreation Park

- New Park, Fully Funded
- Active Recreation Park
- 3 X Size of Existing Park
- Playing Fields
- Playgrounds
- Dog Park
- Community Engagement





## Our Design

# Vision and Architectural Design

VIEW FROM MASSACHUSETTS AVENUE AND 2ND STREET NW





# Our Project Development Program

## On Parking Deck Site:

- **New Active Recreation Park – 3X Size**

## On Cobb Park Site:

- **129 Market Rate Units**
- **69 Affordable Senior Units (35%)**
- **165 Room Hotel**
- **Community Retail**
- **Meet or Exceed Green Building Code**

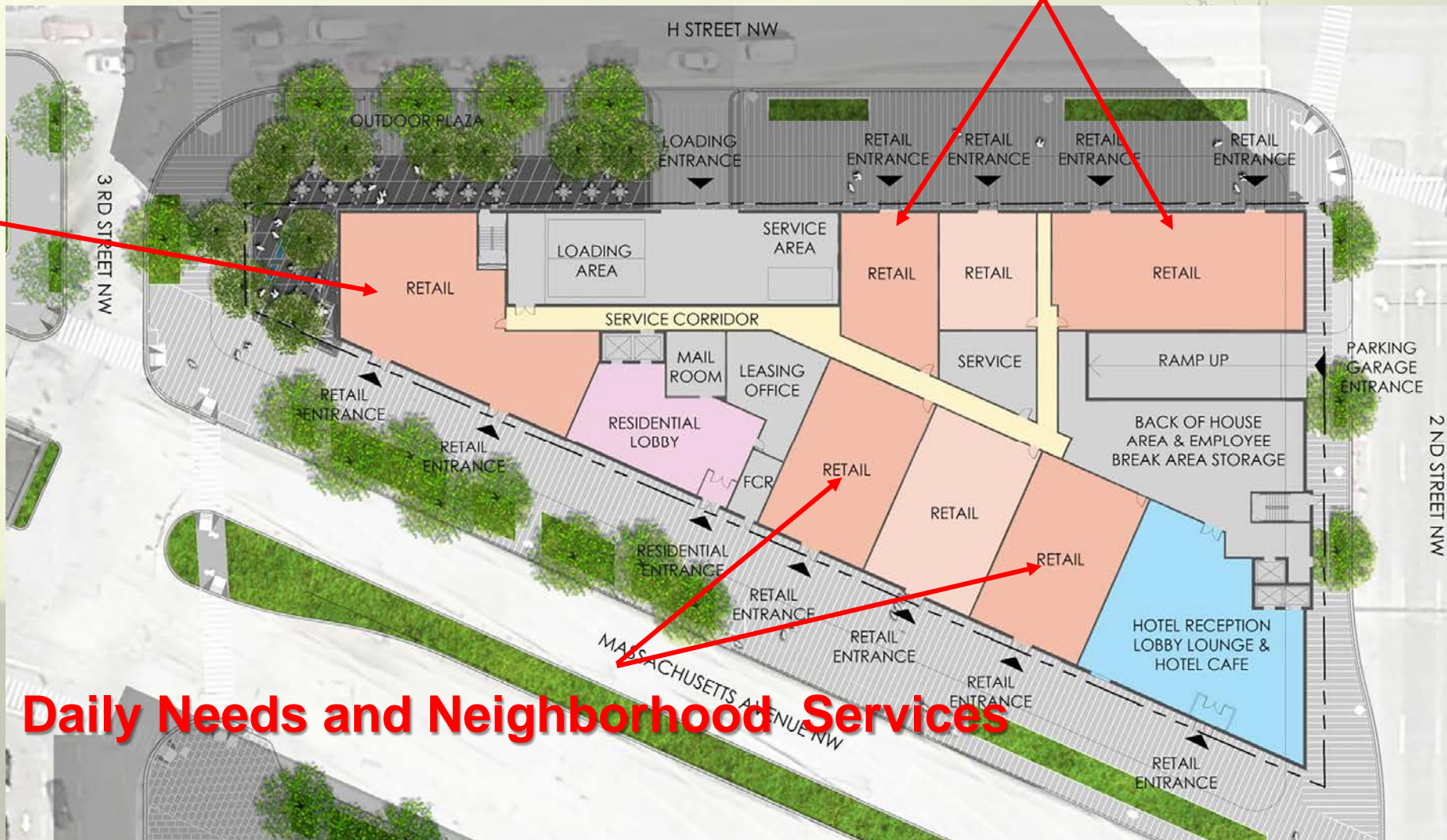




# Our Proposed Development Program

## Ground Floor Plan and Retail Concept

**Fitness Cluster**



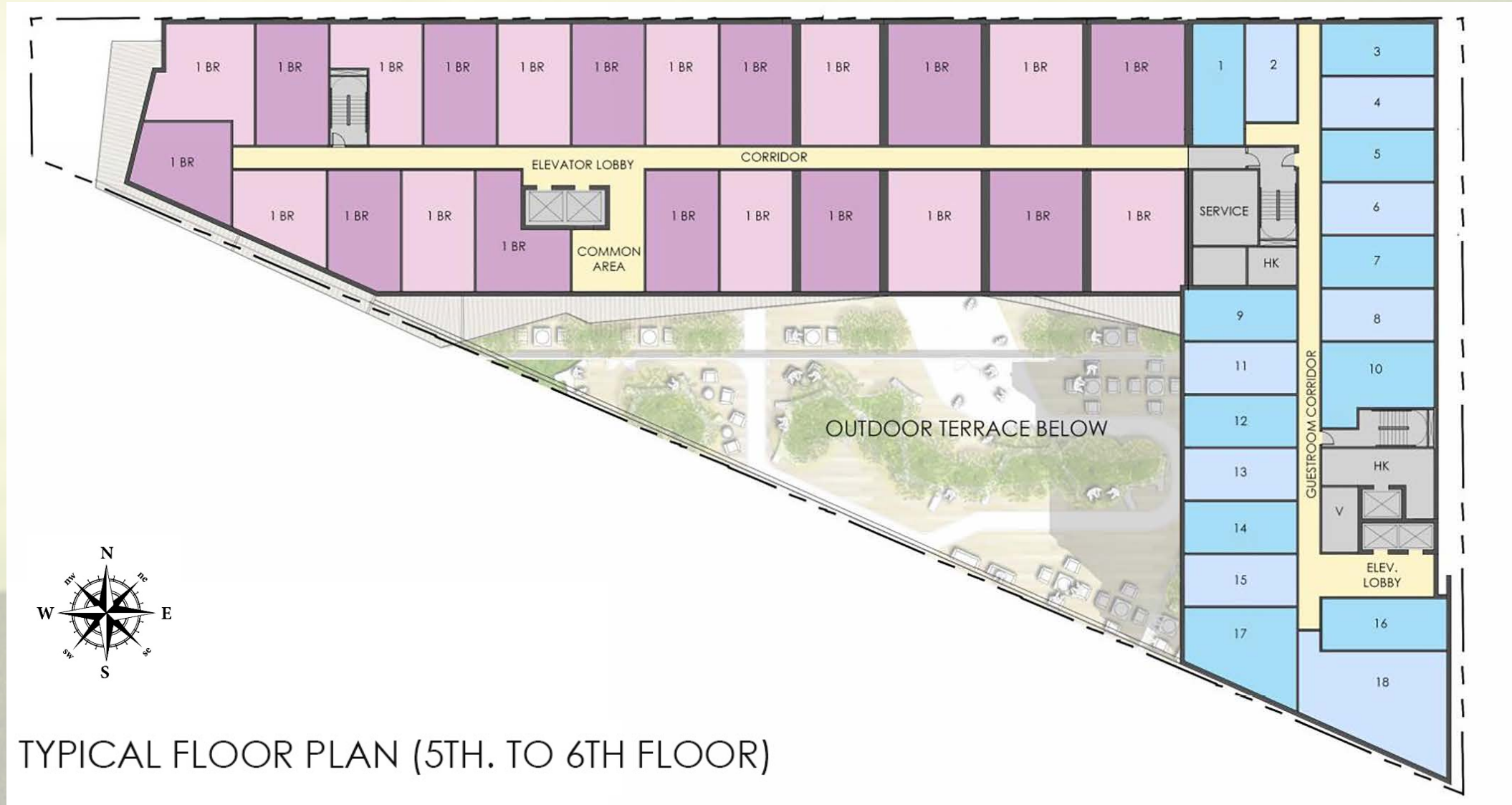
**Eating and Drinking**

**Daily Needs and Neighborhood Services**



# Our Proposed Development Program

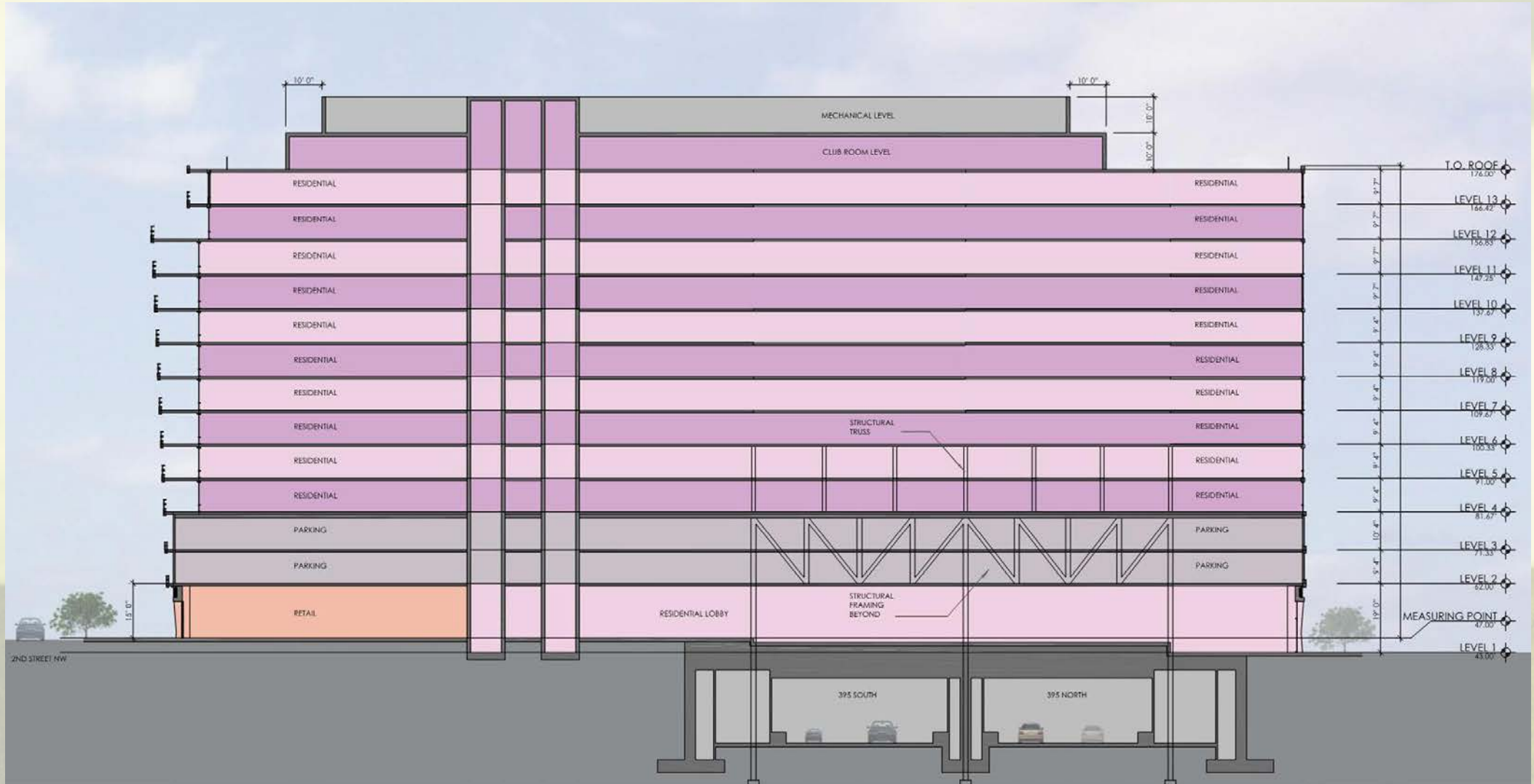
## Typical Floor Layout





# Our Proposed Development Program

## Cross Section Spanning Center Leg





## **Our Commitment to Community**

# Community Benefits

- **New Park will be Active and Recreational to serve all residents**
- **New Park will be Designed through a community process, with the ANC's, The CID, the City, and the Residents**
- **New Affordable Housing**
- **New Community Serving Retail**
- **New Jobs for Neighborhood Residents, Construction, Hotel, and Retail**
- **Open to community suggestions on how we can improve our plan**





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