

The Team

•Developer

The Warrenton Group (CBE)

Four Points

•Architect

Studio Upwall (CBE pending)

•Management

Winn Residential, LLC

•Retail Broker

StreetSense

Individually and collectively Team Members are invested in long term growth and success of Shaw neighborhood and DC residents

•Progression Place development and community benefits

•Introduction of new and neighborhood serving, desirable retail/restaurant tenants Shaw based architectural firm

•True CBE partnership (TWG and Four Points 50/50 partnership)

•Long standing community presence

The Development Program

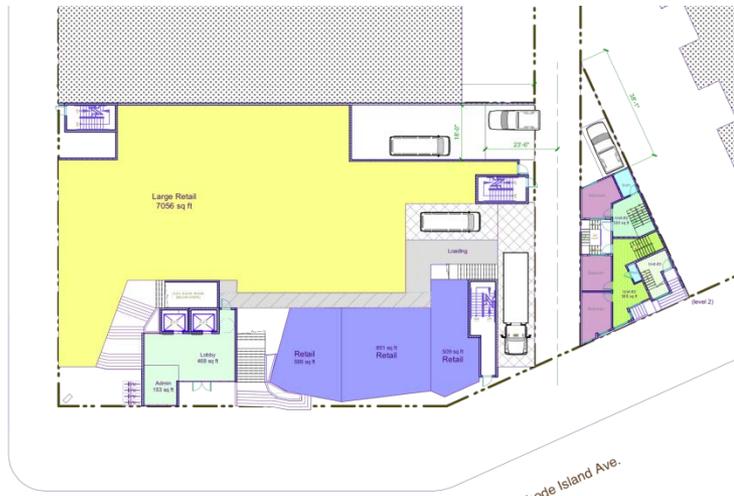
- 85-105 units , 90 feet height, concrete and steel construction
- 2 levels of commercial space (retail and community serving businesses); suitable space for small grocer
- Below grade parking, Podium Level Courtyard and Rooftop Garden



Winn Residential

streetsense.

Development Concept - Ground Floor, Podium Level & Streetview



Parcel 42



Parcel 42



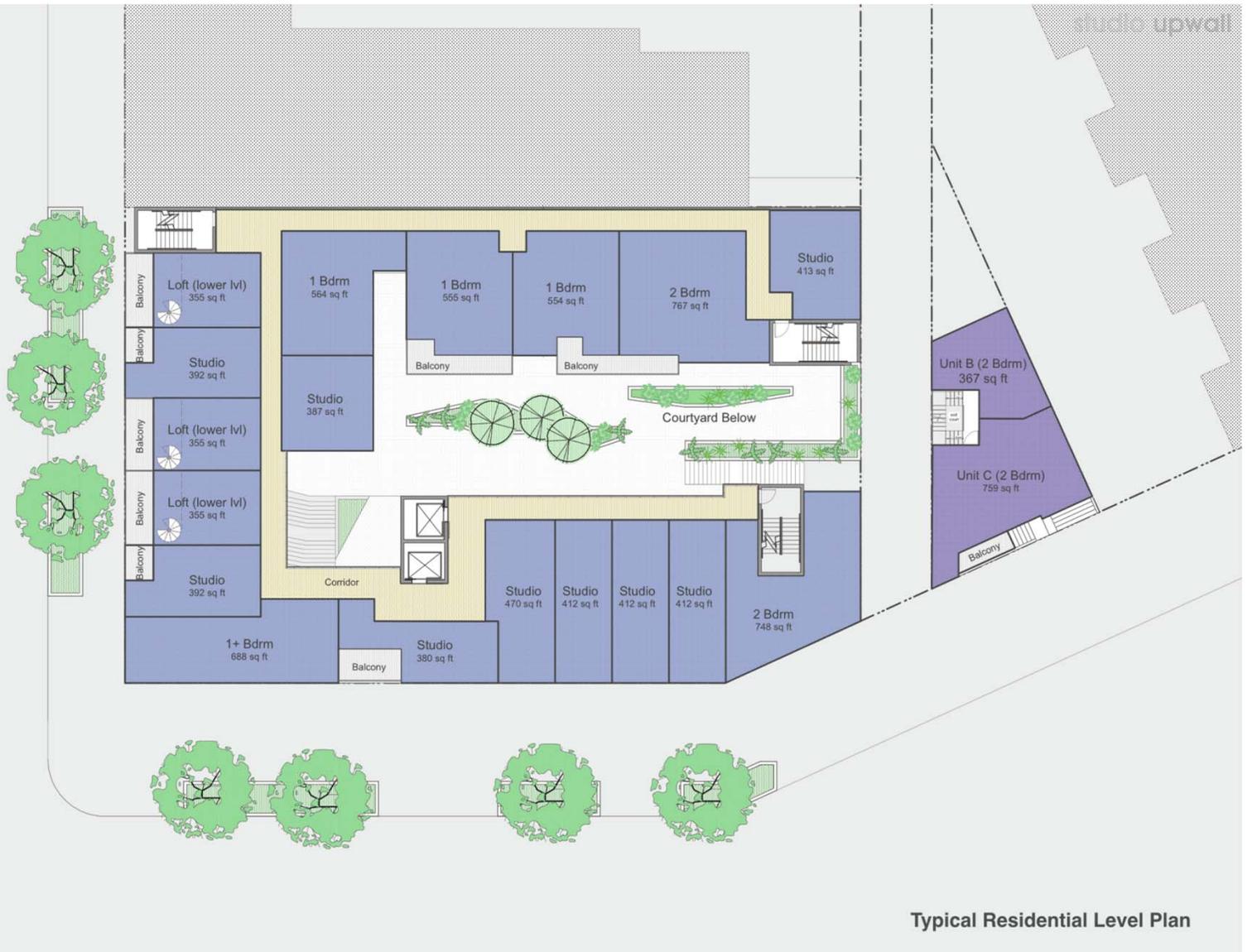
Ground Floor Level Plan

Parcel 42



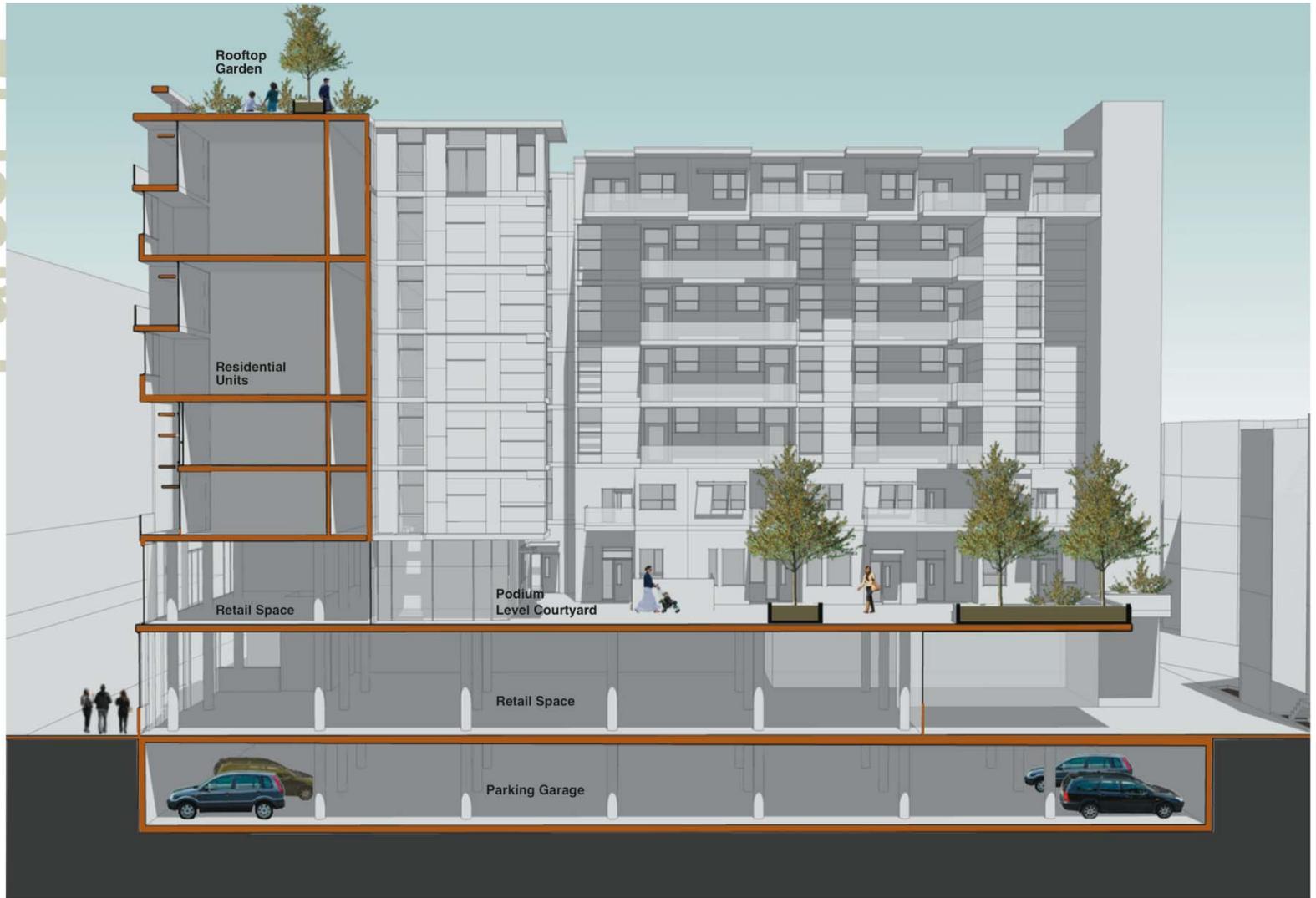
Podium Level Plan

Parcel 42



Typical Residential Level Plan

Parcel 42



Proposed Building Section

studio upwall

- 109 Residential units - 90 feet height - concrete and steel construction
- 2 levels of commercial space (retail and community serving businesses); suitable space for small grocer
- Below grade parking, Podium Level Courtyard and Rooftop Garden
- 109,960 GSF
- 77,820 sf Residential
- 15,260 sf Commercial
- 1,600 sf Common
- 15,280 sf Parking

Parcel 42



View at Sidewalk Level

Parcel 42



studio upwall

Parcel 42



studio upwall

View from Watha T. Daniels Library Looking East

Team Structure

Developer/Owner/Overall Asset Management:

- **Four Points LLC** – 50%
- **The Warrenton Group (CBE)** – 50%

Design:

- **Studio Upwall (CBE pending)**
- **ReSTL Engineers (CBE)**

Residential Management:

- **Winn Residential LLC**

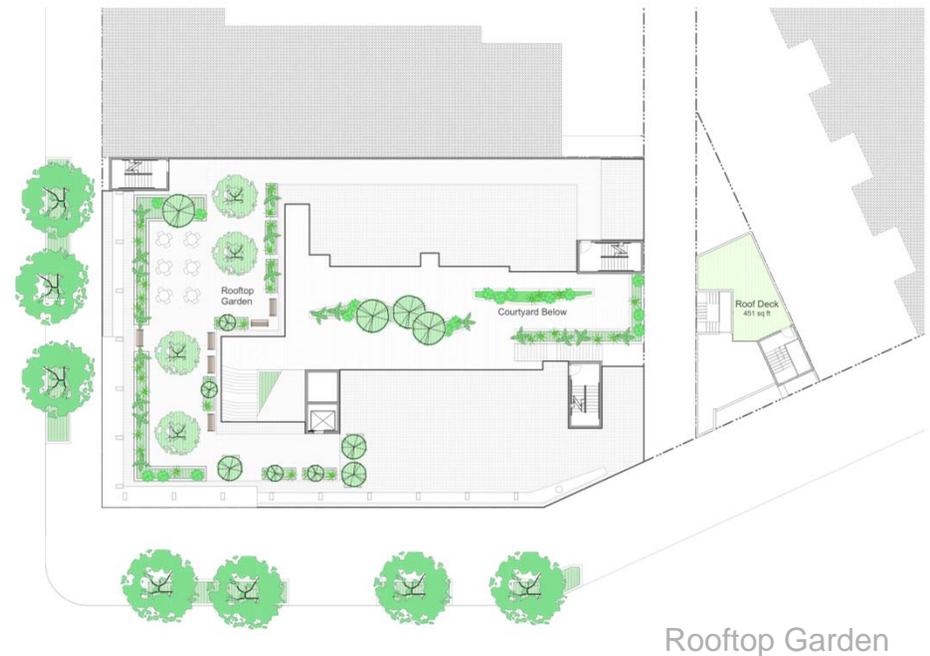
Retail Marketing and Brokerage:

- **Street Sense**



Community Benefits

- **Green Building**
 - The project will be built in accordance with the Green Building Act
 - **LEED Certified** (final level of LEED Certification to be determined during design development)
 - **Courtyard/Roof Garden**
 - landscaped courtyard
 - gathering place for residents, customers and neighbors
 - roof garden will both capture storm water and provide space for cultivation of vegetables
- **Affordable Housing**
 - The project will provide 10% of the units as ADU's as described above
- **First Source Hiring**
 - First Source Agreement for the development, construction, and management of the property in order to maximize District resident hiring
 - anticipate 76 new construction jobs and 32 permanent jobs post-construction
- **Community Retail**
 - 2300 sf (approximately 25%) of commercial retail space will be made available to Local Operators at below-market terms for 5 years:
 - 50% of base market rent for yr 1
 - 75% of base market rent for yrs 2-3
 - 85% of base market rent for yrs 4-5





Parcel 42