



DEVELOPMENT TEAM:

HOME TEAM COMMUNITY PARTNERS, LLC



SUBMITTED TO:

WE ARE WASHINGTON GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR



HILL EAST PHASE II DEVELOPMENT

PARCELS C, E & H (BUNDLE 2)

building a neighborhood...

an inclusive vision...

creating community...

a diversity of uses...

live, work, thrive...

creating a destination...

building for the future...

Project Concept

- *Building a neighborhood* by providing a diversity of uses, including residences, retail, and office all needed in Ward 7.
- Nation's first urban/mixed-use **Home Depot** – a 100,000 SF store and 20,000 SF garden center.
- Commercial office space – 80,000 SF dedicated to the **Special Olympics** as well as 20,000 SF of office space for local/Ward 7 small businesses.
- Creating 15,000 SF of inviting retail urban storefront along Independence Avenue.

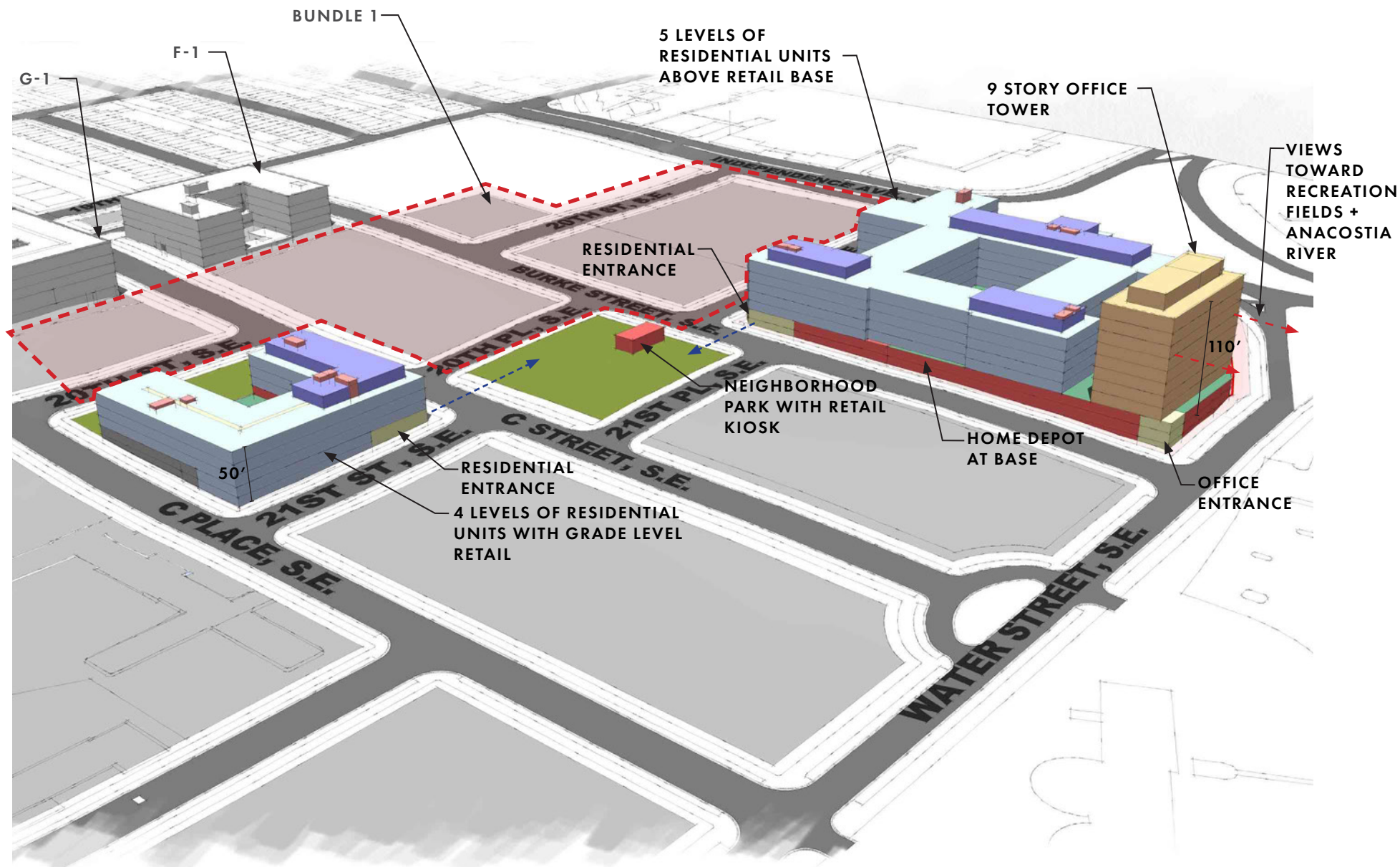




Project Concept

Option A

- 702 total residential units
 - 37% affordable
 - 31.5% middle-income **> (481 units)**
 - 31.5% market-rate **(221 units)**
- Exceeds DMPED's requirement for affordability in the RFP
- 150 apartments for affordable senior assisted living with retail space dedicated for adult day care



Affordable Housing Mix & Benefits

Option A

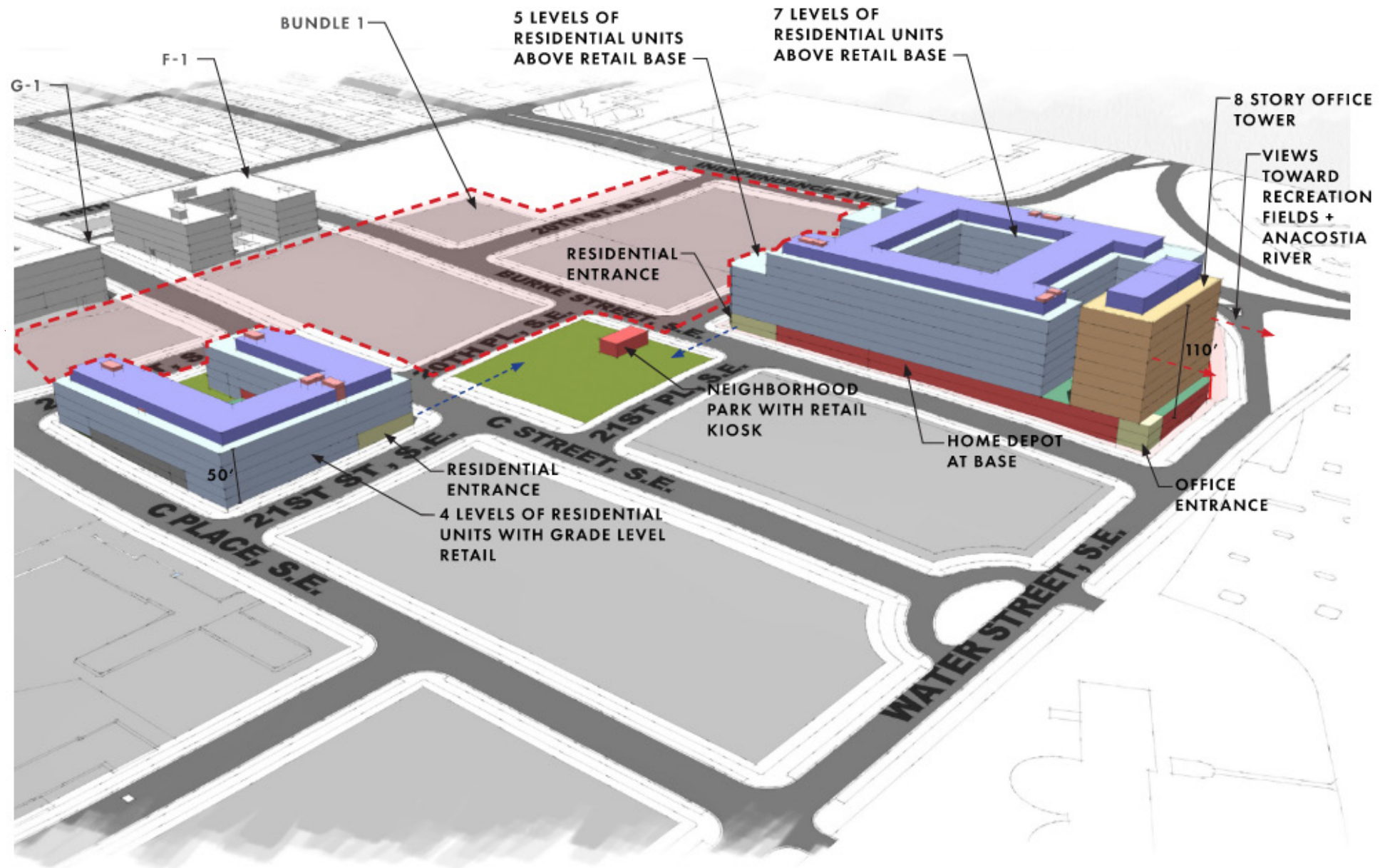
702 Units

	Affordable			Middle Income	Market Rate
Units	260			221	221
% of Total Units	37.0%			31.5%	31.5%
% AMI					
	30%	50%	60%	100%	
Unit Count	106	97	57	221	221
% of Total Units	15.1%	13.8%	8.1%	31.5%	31.5%

Project Concept

Option B

- 923 total residential units
 - 36.6% affordable (338 units)
 - 30.3% middle income (280 units)
 - 33% market rate (305 units)
- Exceeds DMPED's requirement for affordability in the RFP
- 195 apartments for affordable senior assisted living with retail space dedicated for adult day care
- Home ownership opportunities for Option B concept to include 45 for sale condominium units.



Affordable Housing Mix & Benefits

Option B

923 Units

	Affordable			Middle Income	Market Rate
Units	338			280	305
% of Total Units	36.6%			30.3%	33.0%
% AMI	30%	50%	60%	100%	
Unit Count	127	138	73	280	305
% of Total Units	13.8%	15.0%	7.9%	30.3%	33.0%

Parcel C - The Nation's First Urban/Mixed-Use Home Depot



- Nation's first urban/mixed-use Home Depot
- 100,000 SF store and 20,000 SF garden center
- Creating 250-300 new jobs
- \$80-100M of annual sales which translate to millions of tax dollars to the District
- Design integrated into mixed-use setting

Parcel C - Flagship Office Space



- Creating a flagship office space
- 100,000 SF, nine-story office tower
- Programmed for Special Olympics -- the non-profit founded by Eunice Kennedy Shriver -- for a new 80,000 SF headquarters and museum
- Walking distance to Metro
- Overlooks and utilizes the new RFK fields for competition and events -- a fitting tribute to the ideals and legacy of Robert F. Kennedy
- An additional 20,000 SF of office space could be reserved for local/Ward 7 small businesses
- Brings employees to our neighborhood



2455 Paces Ferry Road, C-20, Atlanta, GA 30339



February 1, 2021

January 26, 2021

Daryl Thomas
Project Development Manager
Office of the Deputy Mayor for Planning and Economic Development
The John Wilson Building
1350 Pennsylvania Avenue, NW, Suite 317
Washington, D.C. 20004

RE: Bundle 2 – Hill East Submission

Dear Mr. Thomas,

Let this letter memorialize our work and efforts coordinating with Felice Development and their partners/consultants to design and build a full service, 100,000+SF Home Depot store in Hill East. We are excited to be part of the proposal and committed to this location, which we foresee being the second Home Depot store in the District of Columbia.

We are attuned to the goals, objectives, and requirements noted in the RFP and the Hill East Master Plan, and we're particularly pleased that affordable housing is part of such plans. As with each of our stores, we anticipate hiring local residents and serving the local community and with this store having approximately 250-300 full and part time jobs.

As the selection process proceeds, we would be willing and happy to discuss options, answer questions, and participate as fully as possible. This site represents great potential for the Home Depot, the District, and the local community. We want to work with your proposal team, DMPED and the community to ensure Home Depot's contributions are maximized if given the opportunity to be a part of the development.

Sincerely,

D. Corbin Rowe III
Senior Real Estate Manager

Mr. John Falcicchio
Deputy Mayor for Planning & Economic Development
1350 Pennsylvania Avenue NW, Suite 317
Washington, DC 20004

Dear Deputy Mayor Falcicchio,

On behalf of the leadership team of Special Olympics International (SOI), please accept our sincere appreciation for the continued support we have received from Mayor Bowser and your team with identifying potential sites within the District for our permanent international headquarters.

We have recently connected with Home Team Community Partners (HTCP) development team; comprised of Felice Development, Blue Sky Housing and Paramount Development regarding the possibility of working with them to carry out our vision for a new SOI facility here in the District. We are working to create a facility that will not only provide office space, but more importantly to serve as a destination for Special Olympics athletes, family members, coaches, volunteers, supporters and fans to learn about, and celebrate, the 52 year history of our movement, and to further provide a headquarters from which our athletes will create a world of inclusion for all persons with intellectual disabilities over our next 52 years and beyond.

The Robert F. Kennedy Stadium and Hill East site options that HTCP shared with us, and the potential synergy with the surrounding community, is a very attractive location for us to consider. As such, should the HTCP team be selected in the bid process, SOI would be very interested in continuing conversations with them regarding how the site could potentially be tailored to incorporate our headquarters.

We look forward to learning more about this potential site as the process moves forward, and again, appreciate your time and support as we continue our search for a permanent headquarters.

Sincerely,

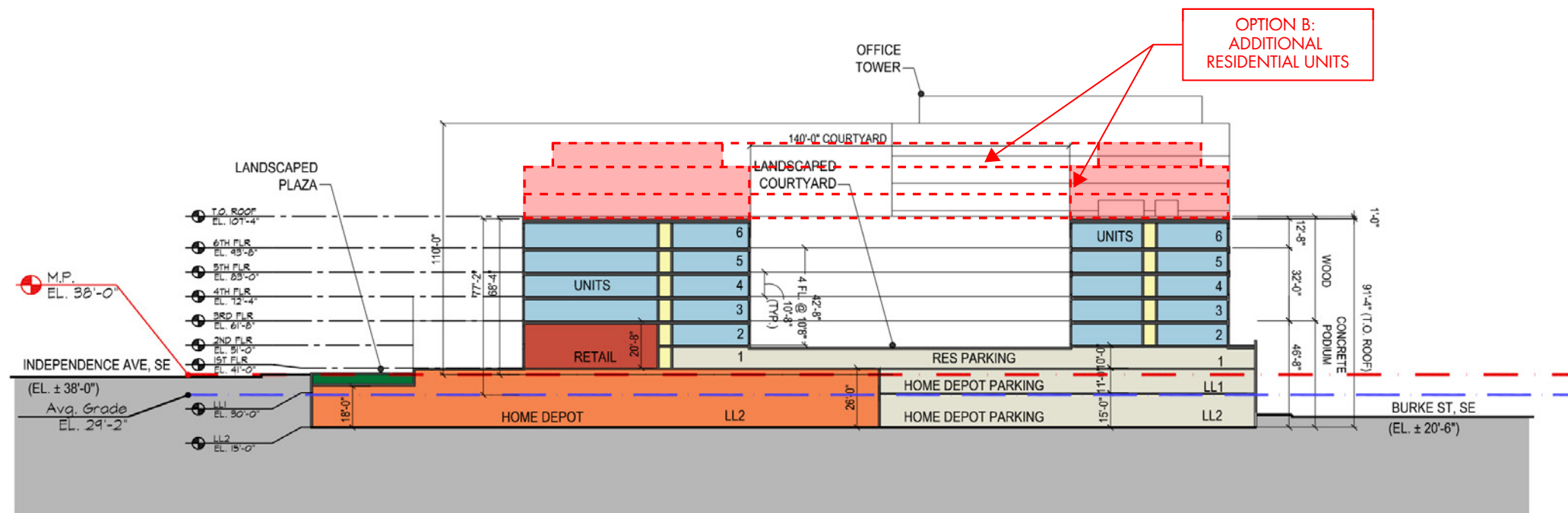
Timothy Shriver
Chairman

Special Olympics
1133 19th Street NW, Washington, DC 20036-3604, USA **Tel** +1 202 628 3630 **Fax** +1 202 824 0200
www.specialolympics.org **Email** info@specialolympics.org **Twitter** @specialolympics
Created by the Joseph P. Kennedy Jr. Foundation for the benefit of persons with intellectual disabilities

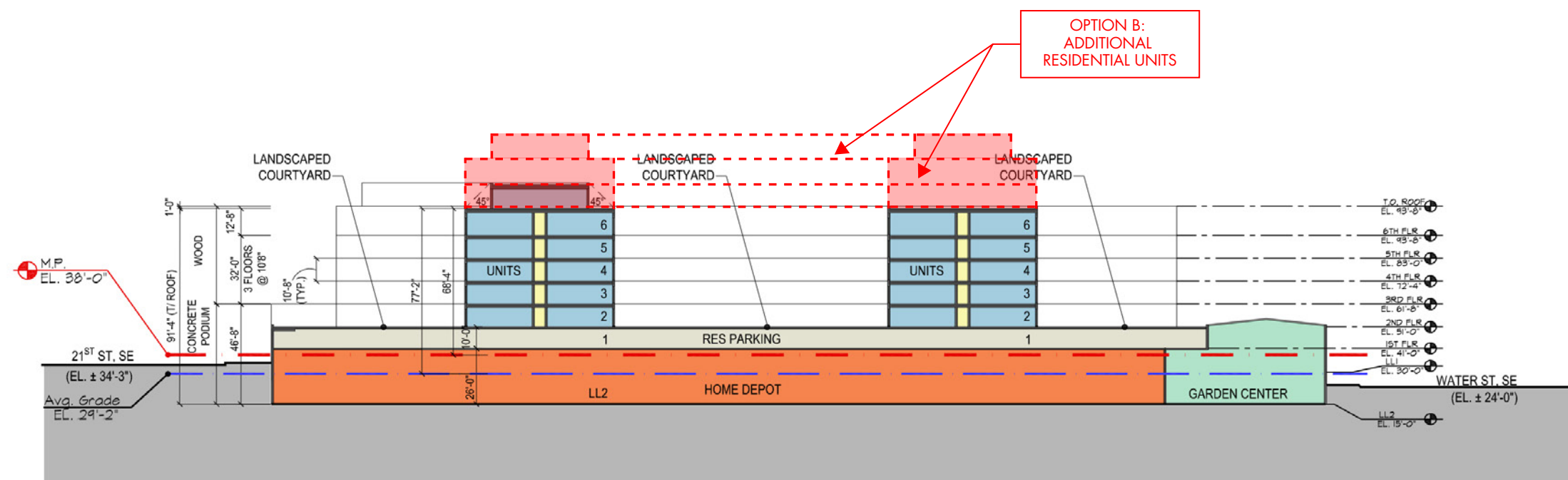
Project Concept - Parcel C



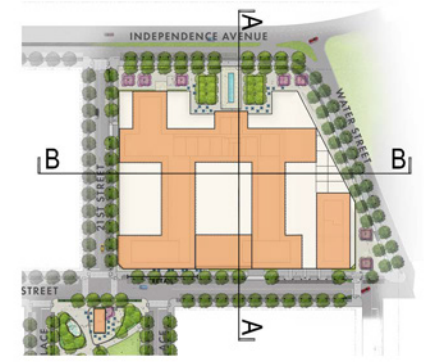
Project Concept - Parcel C



SECTION A-A



SECTION B-B



Project Concept - Parcel E

- Dedicated open park/green space to be named in honor of the legacy of Robert F. Kennedy.
- Retail pavilion including a food hall-style component led by Ward 7-based Market 7.



Project Concept - Parcel H

- Senior affordable housing through partnership with EastRiver Family Strengthening Collaborative (ERFSC).
- 9,000 SF programmed adult day care.
- Pocket parks to allow outdoor activity and recreation.
- Home ownership opportunities for Option B concept to include 45 for sale condominium units.



Project Concept - Parcel H



Development Team & Equitable Development (CBE Partners)

Development Team

HOME TEAM COMMUNITY PARTNERS, LLC



Ben Soto
Owner/President



Rick Felice
President



Earle C. Horton, III "Chico"
Managing Member



Development Team & Equitable Development (CBE Partners)

Design Team



Colline E. Hernandez-Ayala
Principal/Managing Member



Kimberly A. Lee, AIA, LEED AP
Senior Associate



Kyle E. Oliver, PE
Owner/Member/Principal Associate

Development Team & Equitable Development

Community Partners



- Market 7, DC's premier marketplace of black-owned businesses



- East River Family Strengthening Collaborative (ERFSC), a non-profit organization aimed at empowering youth, families, seniors, and communities in Ward 7, as well as supporting workforce housing
- ERFSC also providing adult daycare

Economic & Community Benefits

- Development and Design Team led by local CBE Firms
- Creating 250-300 new jobs with Home Depot
- Introducing **millions of tax dollars** to the District to contribute to solving the affordable housing crisis
- Providing much-needed office space for Ward 7 small businesses
- Bringing retail and food options to the neighborhood
- Contributing affordable, middle-income, and market-rate housing units based on a "1/3-1/3-1/3" housing mix.

Table C: Summary of Economic Benefits

Temporary Economic Benefits	
Construction Jobs Created (FTEs)	1,062
Income Tax Revenue from DC Residents' Construction Jobs	\$4.1M
Recordation Tax (on Construction Loan)	\$6.9M
Sales Tax Revenue on Construction Materials	\$5.2M
Total	\$16.2M
Permanent Benefits	
Commercial Employment (FTEs)	400
Income Tax Revenue from Commercial FTEs (10 years)	\$9.1M
Property Tax Revenue (10 Years)	\$65M
Sales Tax Revenue (10 Years)	\$52M
Income Tax Revenue from Lot 3 Residents (10 years)	\$40M
Total (10 years)	\$166.1M

Sustainability

- Project will meet or exceed LEED Silver certification.
- Sustainable features will include: use of locally sourced and recycled materials; low VOC paints; energy efficient and water conserving fixtures; green roofs and othersustainable landscape design strategies.
- Project will investigate options for incorporating a minimum of 5% of available parking for EV charging stations, and evaluate feasibility and effectiveness of battery storage and other load shifting strategies as applicable.



Project Concept Summary



- *Creating a neighborhood* through thoughtful planning and introduction of *diversity of uses*.
- *Creates a destination* location to attract employers, employees, consumers, and residents alike.
- *Establishes vital building blocks* for a successful neighborhood to grow and thrive.
- *Creates more opportunity* for future development of Hill East.
- *Complements and creates* the best cohesive plan when coupled with either Bundle I respondent.

THANK YOU

HOME TEAM COMMUNITY PARTNERS, LLC

