HILL EAST PHASE II DEVELOPMENT
PARCELS C, E & H (BUNDLE 2)

DEVELOPMENT TEAM:
HOME TEAM COMMUNITY PARTNERS, LLC

SUBMITTED TO:
GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

DMPED
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
  - 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

an inclusive vision...
## Affordable Housing Mix & Benefits

### Option A

<table>
<thead>
<tr>
<th>Units</th>
<th>Affordable</th>
<th>Middle Income</th>
<th>Market Rate</th>
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<tbody>
<tr>
<td></td>
<td>260</td>
<td>221</td>
<td>221</td>
</tr>
<tr>
<td>% of Total Units</td>
<td>37.0%</td>
<td>31.5%</td>
<td>31.5%</td>
</tr>
<tr>
<td>% AMI</td>
<td>30%</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Unit Count</td>
<td>106</td>
<td>97</td>
<td>57</td>
</tr>
<tr>
<td>% of Total Units</td>
<td>15.1%</td>
<td>13.8%</td>
<td>8.1%</td>
</tr>
</tbody>
</table>
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.

Exceeds DMPED’s requirement for affordability in the RFP
<table>
<thead>
<tr>
<th></th>
<th>Affordable</th>
<th>Middle Income</th>
<th>Market Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>338</td>
<td>280</td>
<td>305</td>
</tr>
<tr>
<td>% of Total Units</td>
<td>36.6%</td>
<td>30.3%</td>
<td>33.0%</td>
</tr>
<tr>
<td>% AMI</td>
<td>30%</td>
<td>60%</td>
<td>100%</td>
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<tr>
<td>Unit Count</td>
<td>127</td>
<td>138</td>
<td>280</td>
</tr>
<tr>
<td>% of Total Units</td>
<td>13.8%</td>
<td>15.0%</td>
<td>30.3%</td>
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</tbody>
</table>

**Option B**

923 Units
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
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
Project Concept - Parcel C

OPTION B: ADDITIONAL RESIDENTIAL UNITS

live, work, thrive...
Project Concept - Parcel C

OPTION B: ADDITIONAL RESIDENTIAL UNITS

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

OPTION B: ADDITIONAL RESIDENTIAL UNITS

an inclusive vision...
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
Dear Mr. Falcicchio,

Let this letter memorialize conversations between me, Mary Blackford/Market 7 and members of the Home Team Community Partners (HTCP) development team comprised of Felice Development, Blue Sky Housing and Paramount Development to best program ground floor retail component with local purveyors in their proposed development.

I am the Founder of Market 7; a community marketplace that features Black-owned businesses for the purpose of alleviating food and retail deserts in Ward 7. In 2017, I began hosting pop-up markets in Ward 7 featuring local small businesses and urban farmers before Neighborhood Development Company offered me a dedicated space. In 2021, we plan to complete construction of our new food hall development at Benning Market, which will feature many local food businesses.

Market 7 is excited to be a part of the revitalization effort that DMPED is leading at Hill East. The HTCP vision for an inclusive retail program is exactly the type of community consciousness that the east end of the District needs.

As a Ward 7 resident, I am excited to continue to expand Market 7. HECP shares this same mission – providing fresh food options and a platform for emerging black entrepreneurs. Given these shared values, we are excited about this potential partnership at Hill East.

Thank you for your consideration. We look forward to engaging in the next steps of the RFP process.

Sincerely,

Mary Blackford
Founder - Market 7

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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>
<thead>
<tr>
<th>Temporary Economic Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Jobs Created (FTEs)</td>
</tr>
<tr>
<td>Income Tax Revenue from DC Residents’ Construction Jobs</td>
</tr>
<tr>
<td>Recodation Tax (on Construction Loan)</td>
</tr>
<tr>
<td>Sales Tax Revenue on Construction Materials</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permanent Benefits</th>
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</thead>
<tbody>
<tr>
<td>Commercial Employment (FTEs)</td>
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<tr>
<td>Income Tax Revenue from Commercial FTEs (10 years)</td>
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<tr>
<td>Property Tax Revenue (10 Years)</td>
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<tr>
<td>Sales Tax Revenue (10 Years)</td>
</tr>
<tr>
<td>Income Tax Revenue from Lot 3 Residents (10 years)</td>
</tr>
<tr>
<td><strong>Total (10 years)</strong></td>
</tr>
</tbody>
</table>
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 other sustainable 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