

# Waterfront Station II



Community Presentation  
September 10, 2015

# Development Team

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# MRP Firm Overview

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- **An experienced developer with proven track record**
  - Founded in 2005
  - Ranked #3 developer in Washington DC by Washington Business Journal
- **Recognized leader in development and a trusted development partner**
  - 2012 ULI Lifetime Achievement Award
  - 2013 Georgetown BID Community Leadership Award
  - 2014 Outstanding Building of the Year Award
  - 2015 CREW Placemaking Finalist



# MRP Firm Overview



# Taylor Adams Associates Overview

- **Specialty in Public-Private Partnerships**

- Washington, DC based SBE Partner
- Diverse skill set in real estate development and public-private partnership real estate transactions creates a unique platform to solve problems specific to PPP

- **Proven Track Record**

- Responsible for the development of over 2,200 units of housing, including 1,400 affordable units.



# Development Program

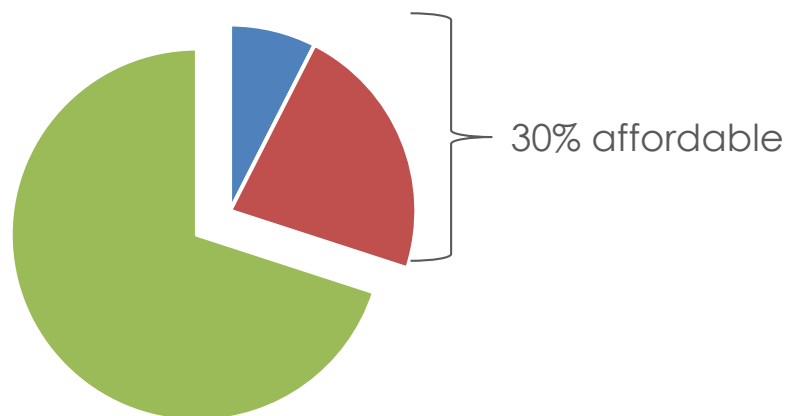
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- **Create a vibrant mixed-use, mixed-income community that integrates into the existing community**
- **400,000 SF, 11 story “U-shaped” building**
  - Follows the approved First-Stage PUD plans and DC's Comprehensive Plan
- **~421 total units, including ~168 total affordable units**
  - Exceeds District requirements, with 40% of units dedicated as affordable
  - 5% of the affordable units reserved for Permanent Supportive Housing
- **Approximately 9,000 square feet of neighborhood serving retail**
  - Target tenants such as a hardware store, bank, arts space or other uses lacking in the immediate vicinity but useful for improving quality of life of residents
- **Construct a private street along northern edge of property**
  - Connect 4<sup>th</sup> Street with Wesley Place
  - Active residential and amenity uses will line and activate this private street
- **LEED Silver Certification**

# Development Program – Affordable Housing

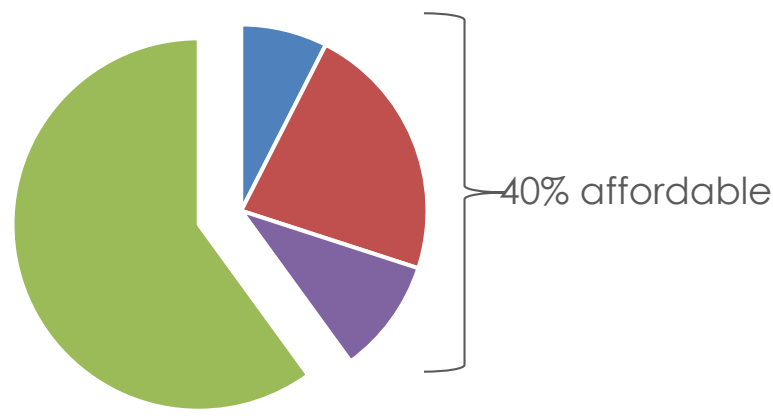
- **168 units of affordable housing – 40% of total units – exceeds DC law**
  - 31 Units at 30% AMI
  - 95 Units at 50% AMI
  - 42 Units at 80% AMI
- **5% of total units to be designated Permanent Supportive Housing**
- **Units will be distributed horizontally and vertically throughout building**
- **Affordable unit mix shall be proportional to market rate unit mix**

DC Law



■ 30% AMI ■ 50% AMI ■ Market Rate

Respondent Proposal



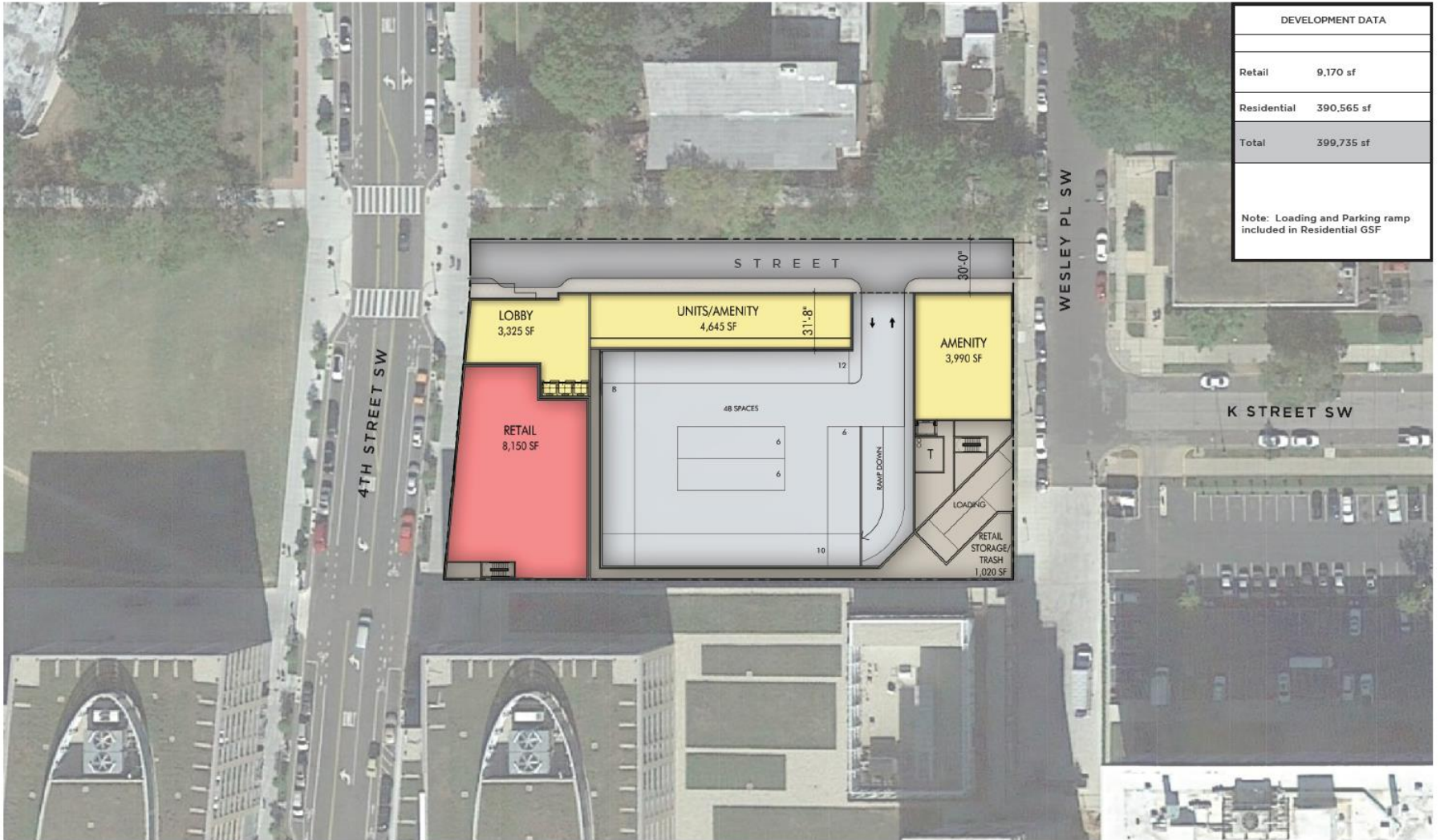
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# Project Concept Design





# Ground Floor Plan



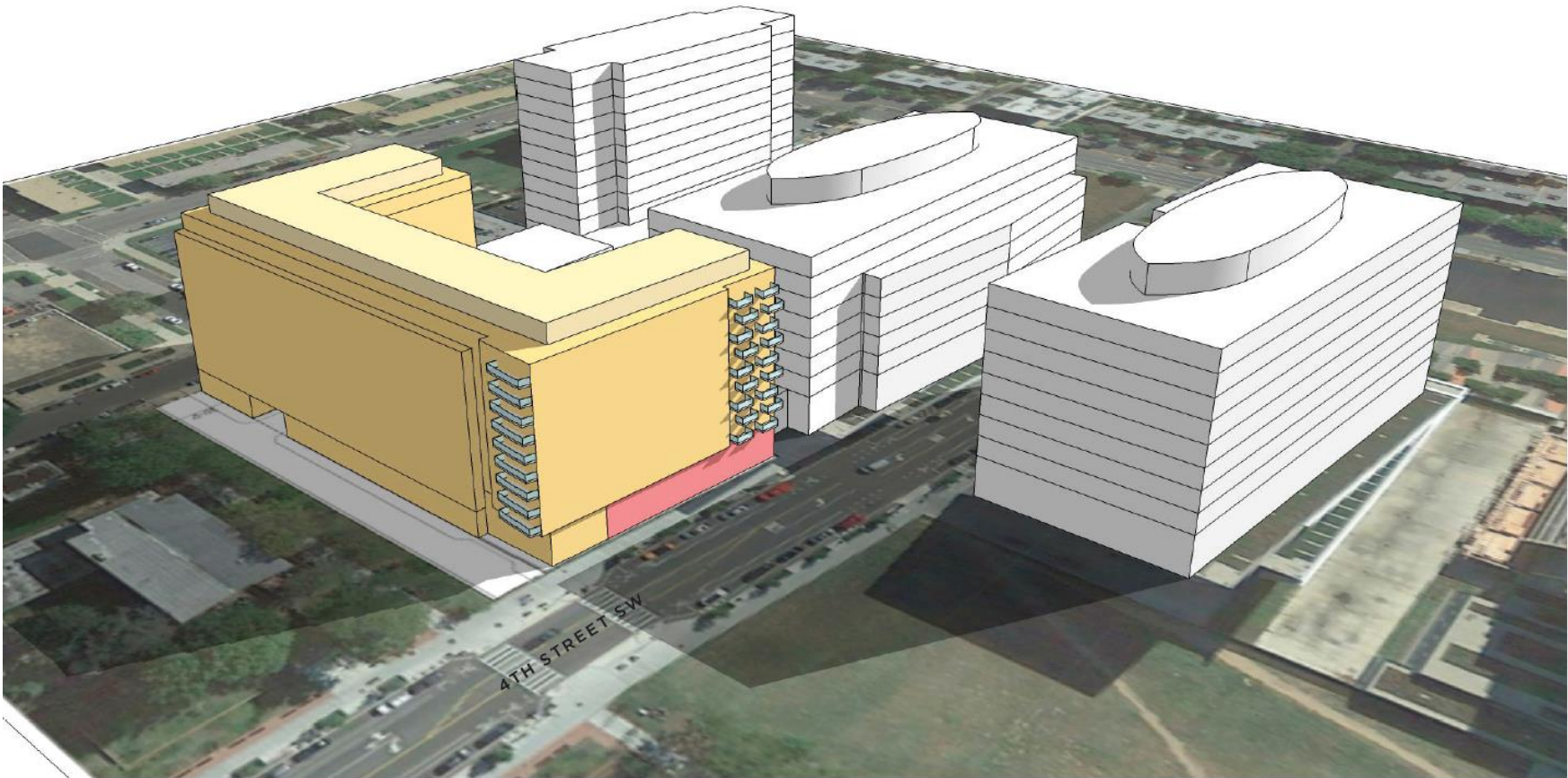
DEVELOPMENT DATA	
Retail	9,170 sf
Residential	390,565 sf
<b>Total</b>	<b>399,735 sf</b>

Note: Loading and Parking ramp included in Residential GSF

# Typical Floor Plan



# Conceptual Massing



# Community Benefits

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- Engage community stakeholders through the PUD process
- 9,000 SF of neighborhood-serving retail
- 40% of residential units designated as affordable (168 units)
- 5% of affordable units to be designated Permanent Supportive Housing
- \$175,000 community grant program
- North road & streetscape improvements
- Permanent jobs for DC residents
  - Commitment that ALL new permanent jobs created for the operations of the building be filled by DC residents
- Commitment to create a minimum of 30 jobs for DC residents
- Commitment to spend 50% of construction costs with CBE businesses

# Housing Opportunities Unlimited

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- **Privately-held company, that provides direct resident services in affordable housing for over thirty-four years**
- **The company has worked in a diverse range of low-and mixed-income communities, and specializes in assisting communities that are in transition due to development.**
- **HOU has a strong track record of job placement and training low-income residents and developing compliance programs for developers and housing authorities.**
- **Provide comprehensive employment placement services to residences:**
  - Community outreach and engagement
  - One-on-one counseling and group sessions
  - Assessment of workplace skills and interest
  - Creating individual career plans
  - Job search assistance
  - Resume, application, cover letter, thank you letter development
  - Mock interview sessions
  - Workplace conduct skill development
  - Career training programs
  - Provide Job Placement

# HOU – Employment and Training Partners

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- **Project Empowerment** – Transitional employment program providing job readiness, work experience and job search assistance
- **A Wider Circle** – Job search skills and coaching, budgeting and finance and social skills
- **Edgewood Brookland Family Support Collaborative** – Job readiness skills
- **VMT Education Center** – Nursing Assistant & Home Health Aid Certificate Program
- **CMS Training Academy** – Security and Patrol Services Training Program
- **Do Your B.E.S.T. Program** – work experience in private & public sectors providing community service and youth leadership
- **United Bank** - Financial literacy
- **Dress for Success** – Professional attire, a network of support, career development tools
- **Strive DC** – Life-changing skills and attitudes to promote job retention

# Conclusion

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- **Development plan meets and exceeds all stakeholder's goals**
  - **Affordable Housing:** 40% ADUs, more than required by District
  - **Local Business:** 50% CBE participation in construction
  - **Job Training:** Partnership with HOU
  - **Neighborhood Retail:** +9,000 SF of convenience retail
  - **Community Investment:** \$175,000 community improvement grant
  - **Planning Goals:** East/West private street enhances connectivity
- **Development team takes a partnership approach with all stakeholders**
  - Trusted by WMATA, DCHA, YWCA, DMPED and numerous institutional investors to deliver on promises and create lasting value
- **Experienced team that can execute on the project**
  - Billions of dollars in private and public-private-partnership real estate transactions