2ND & K

ANC PRESENTATION

THE TEAM

- Fivesquares – Co-Lead Developer
- Paradigm – Co-Lead Developer
- NHP Foundation– National Non-Profit Affordable Housing Developer
- Warrenton Group – Certified Business Enterprise (CBE) Developer
- L. S. Caldwell & Associates – CBE Developer /Contracting. Employment & Workforce Development Compliance
- Perkins Eastman DC – CBE Architects

MVT PARTNERSHIP EXPERIENCE

- Fivesquares – co-founded by Andy Altman and Ron Kaplan
- National Housing Partnership – national affordable housing developer
- Paradigm Development – long term DC Developer that built Meridian at Mt Vernon Triangle
- Warrenton Group – Developed hundreds of housing units in DC for 26 years
- L. S. Caldwell & Associates – CBE/employment/workforce compliance in DC for 26 years including Hines School

MVT Partnership

MVT PARTNERSHIP RELATIONSHIPS

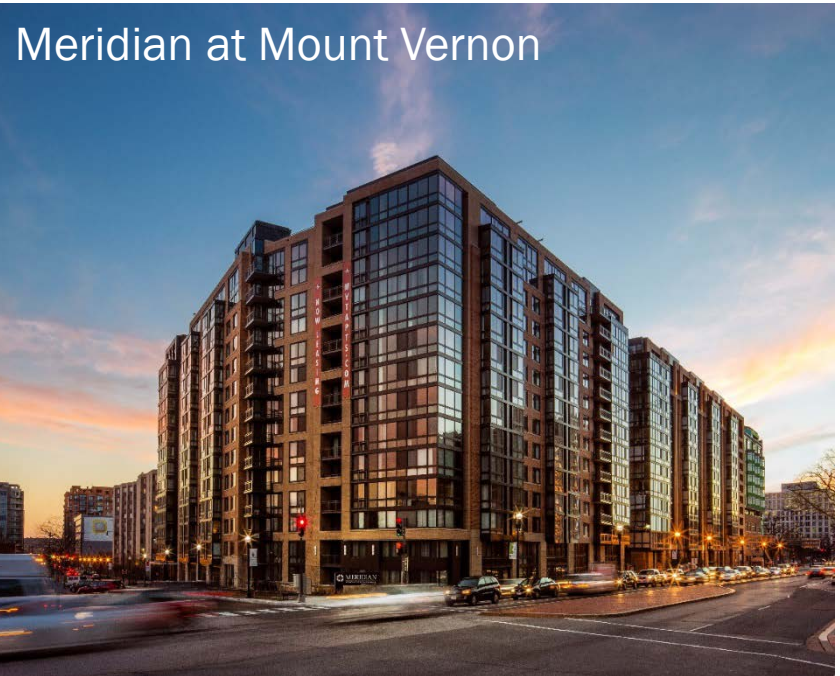
- Paradigm Development built over 700 units on adjacent site and 1,200 units in the neighborhood
- Member of team sits on board of MVT CID
- MVT Partnership understands the affordable housing needs of the District

MVT Partnership

2M Street

10Eleven

Meridian at Mount Vernon


Meridian at Mount Vernon

City Center DC

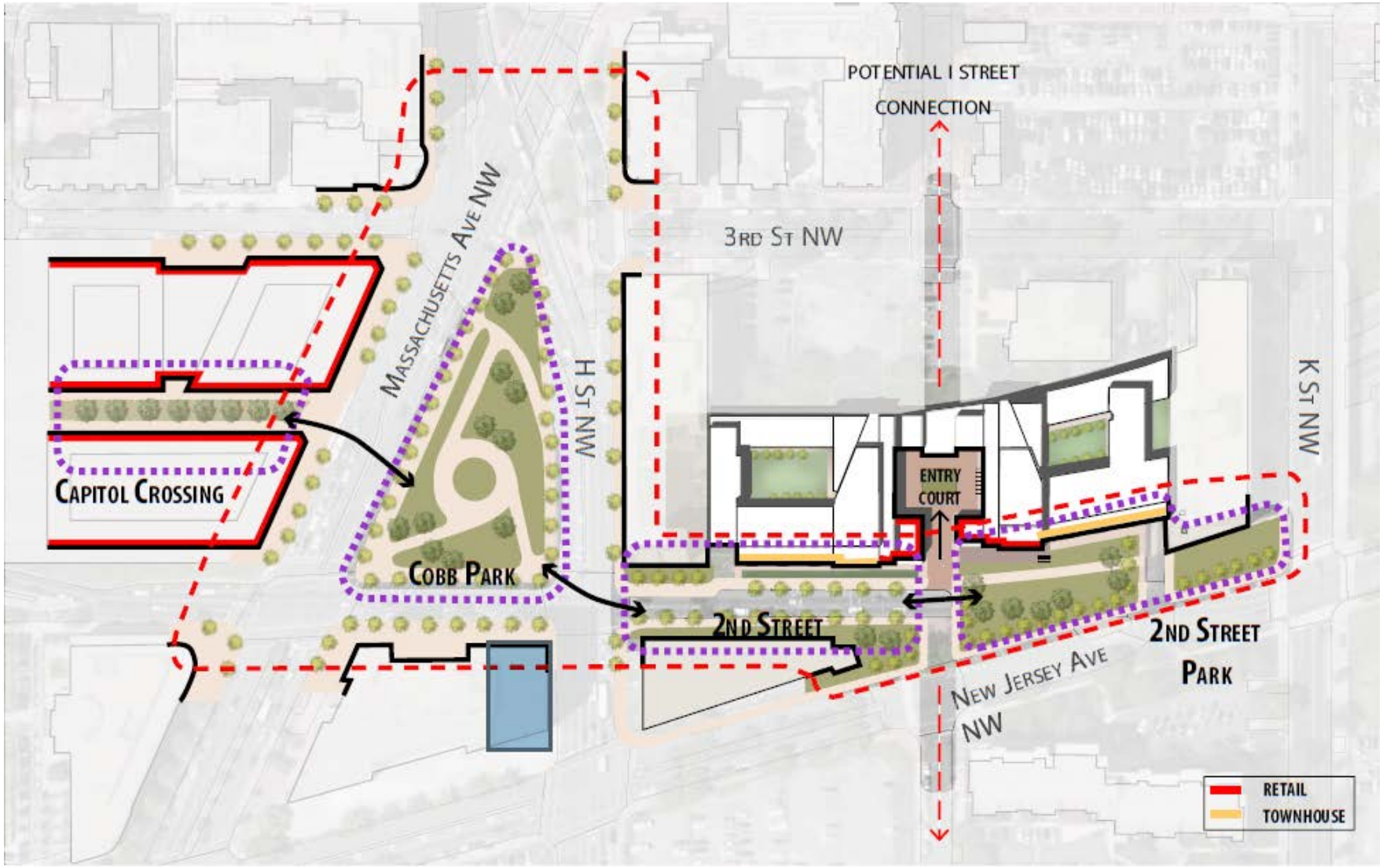
Bayview Towers

Site Plan

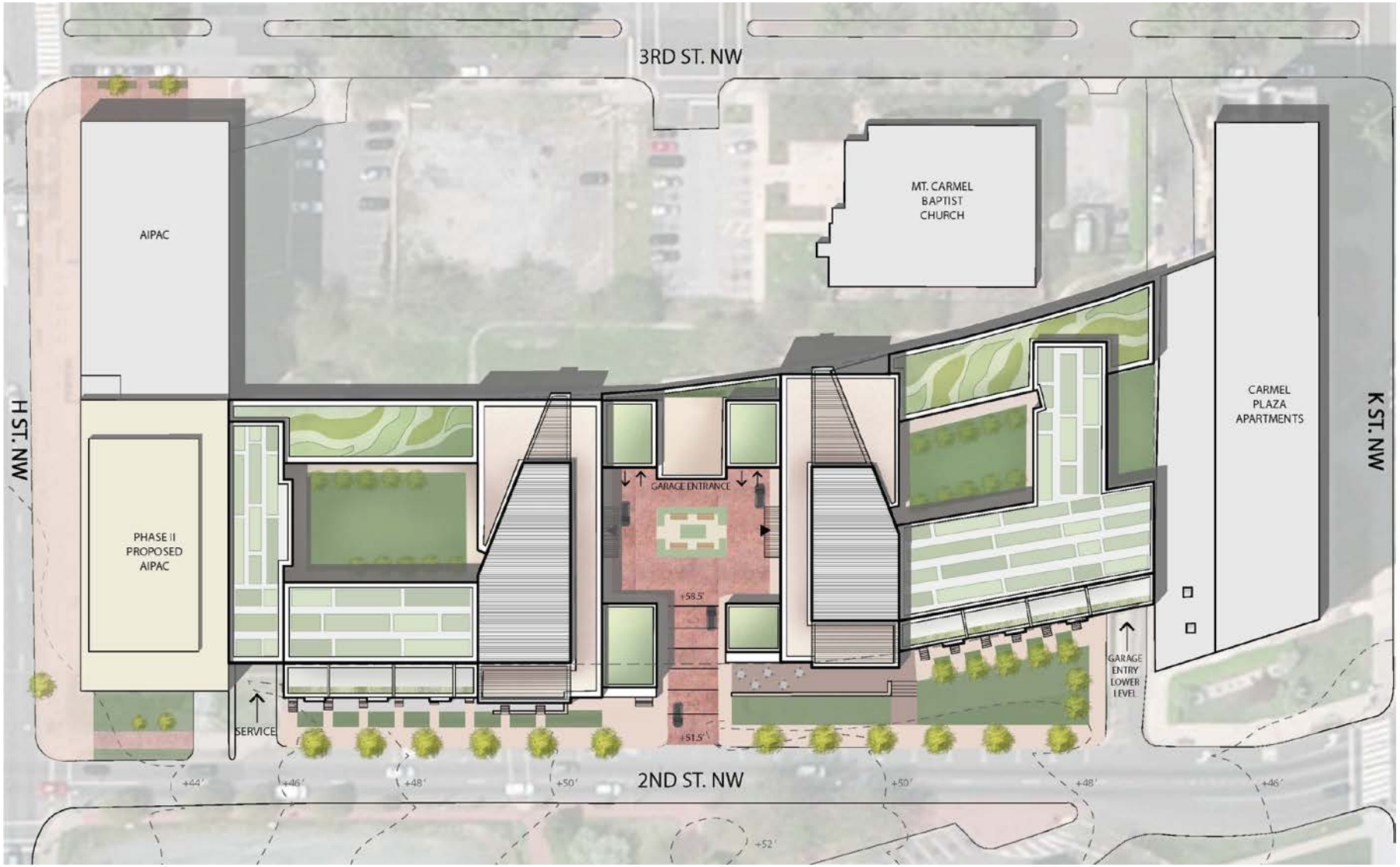
Program

Affordable Studio - 50% AMI	34
Affordable Studio - 30% AMI	11
Affordable 1 BR - 50% AMI	82
Affordable 1 BR - 30% AMI	28
Affordable 2 BR - 50% AMI	39
Affordable 2 BR - 30% AMI	13
Total Affordable Units	207
Total Market Rate Units	481
TOTAL UNITS	688
Retail Total SF	5,000 sf
Parking	140

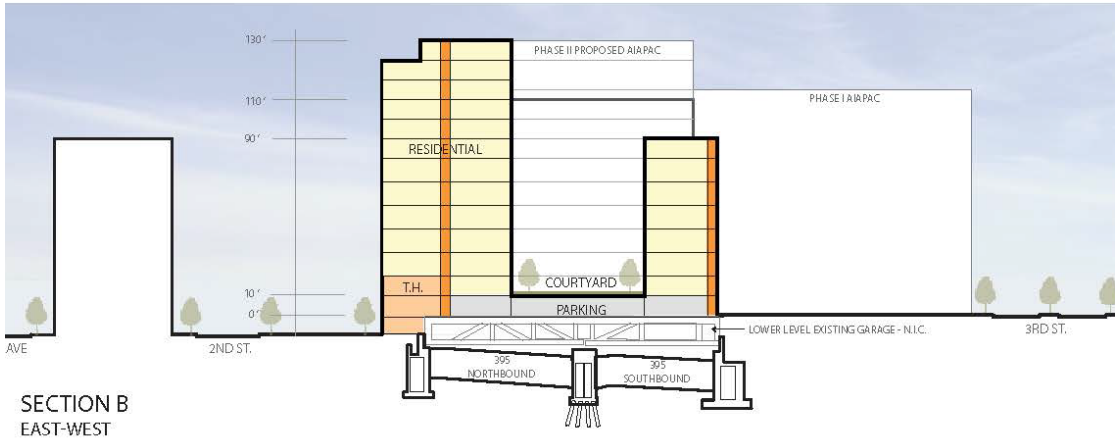
“Park to Park”


POTENTIAL I STREET
CONNECTION
3RD ST NW
MASSACHUSETTS AVE NW
H ST NW
K ST NW
CAPITOL CROSSING
COBB PARK
ENTRY
COURT
2ND STREET
2ND STREET
PARK
NEW JERSEY AVE
NW
RETAIL
TOWNHOUSE

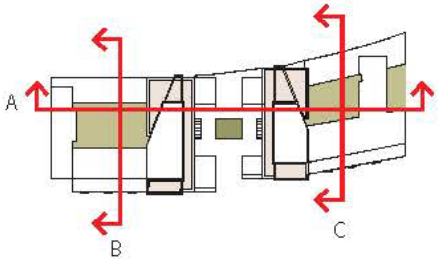
Site Plan

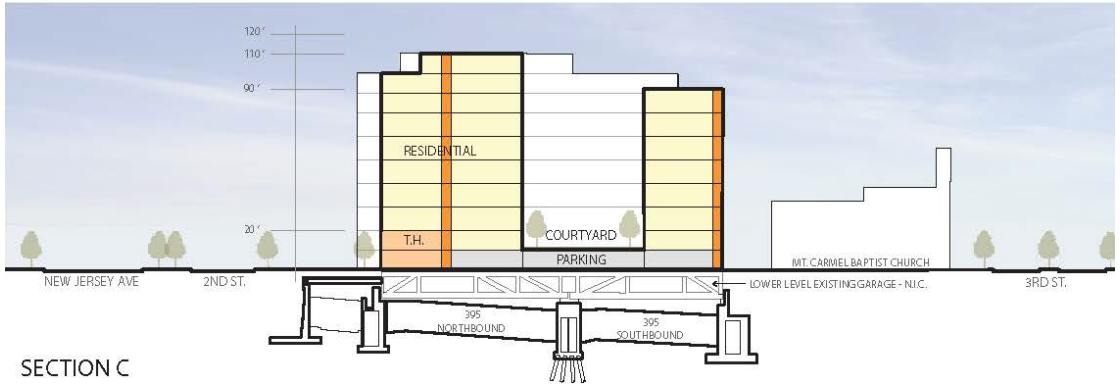

3RD ST. NW
AIPAC
MT. CARMEL
BAPTIST
CHURCH
CARMEL
PLAZA
APARTMENTS
K ST. NW
H ST. NW
PHASE II
PROPOSED
AIPAC
GARAGE ENTRANCE
+58.5'
+51.5'
SERVICE
GARAGE
ENTRY
LOWER
LEVEL
2ND ST. NW
+44'
+46'
+48'
+50'
+50'
+48'
+46'
+52'

Structural Solutions

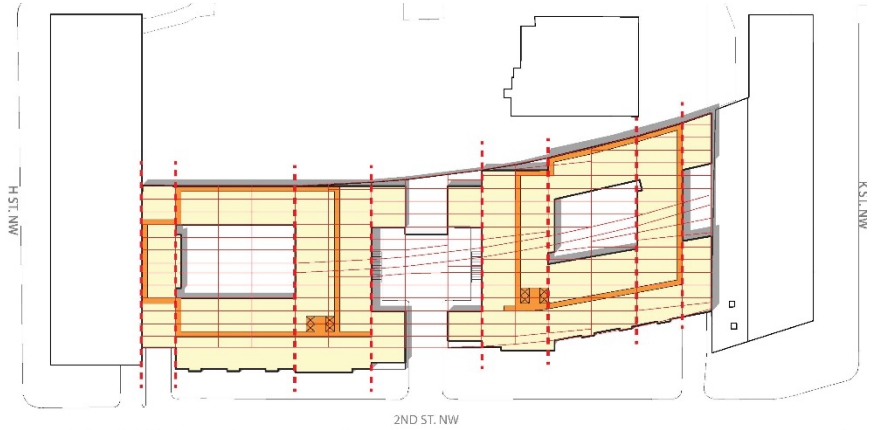


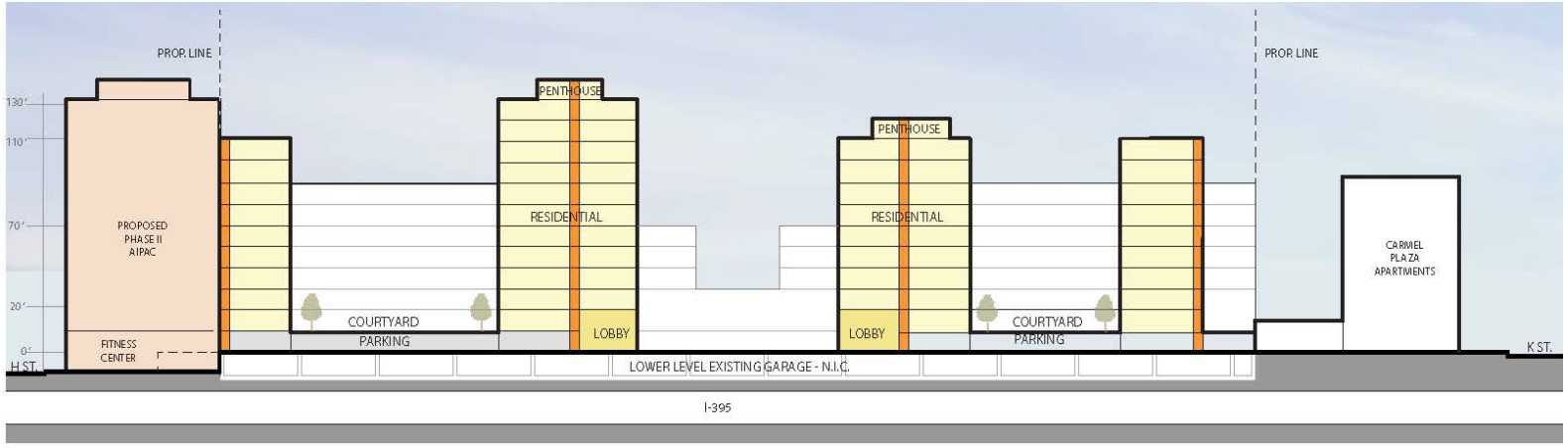
SECTION B
EAST-WEST
1" = 50'





SECTION C





SECTION A

Perkins Eastman **DC**

Expanded Park

COFF

COMMUNITY BENEFITS

- CBE participation in contracting
- Employment of local residents
- Local workforce development
- Accountability and compliance regarding opportunities in contracting, job creation and workforce development
- 200+ new affordable units
- New public green space
- Day Care Center

WHAT OUR TEAM OFFERS

- A team with a proven history of making great places
- CBE equity participation by several team members
- Extensive knowledge in building complex projects and how to do them well
- We have a deep connection to the community
- An architecture team based in Washington and experienced in large DC projects
- Experience building in this neighborhood