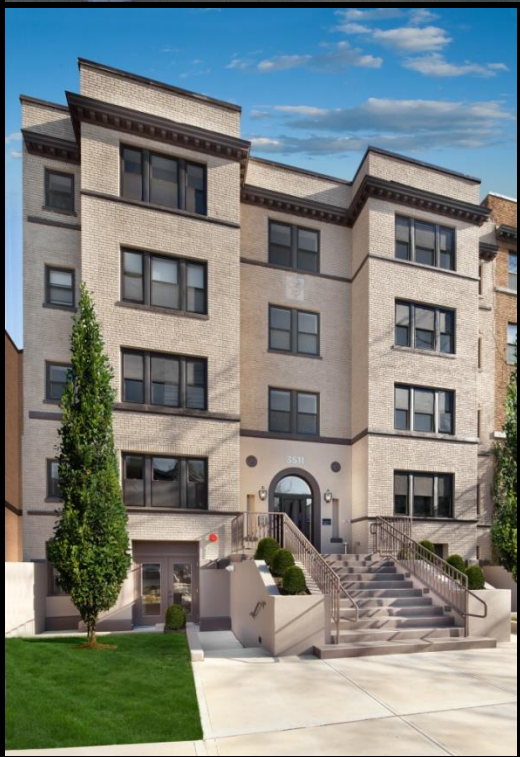


FAMILY FIRST DEVELOPMENT



ABOUT

- Family Owned - District Based - CBE Firm
- Developed + 12 DC based Projects since 2006
- Award Winners – Delta Associates Best Boutique Condominium Mid Atlantic Region 2012
- Recently sold out of two Condo developments in Columbia Heights
 - Record Pace
- Breaking ground on 70,000SF LEED Certified mixed used project 14th/U
 - Received unanimous support from ANC/HPRB/BZA



TEAM

1. Audubon Enterprises – Development Partner
2. PGN Architects – Local Minority Owned
3. Bozzuto - General Contracting
4. Fundrise – Crowd Sourcing platform for fund raising
5. Goulston & Storrs – Zoning Attorneys
6. City First Homes – Affordable home ownership financing
7. Constantine Stavropolous – Owner/ Operator of Tryst, Diner, Open City and The Coupe

OUTREACH

- Met with many of the major Stakeholders
 - ANC Commissioners
 - Greg Melcher - Blagden Alley Naylor Court Association
 - Leroy Thorpe – ECCA
 - Gibson Plaza Tenants Association
- Church of Immaculate Conception
 - Monsignor Watkins
 - Polled Congregation

FEEDBACK

General Feedback

- Density & Mixed Use Design
- Family Sized Units
- Homeownership
- No nightlife driven business
- Local hiring
- Affordable Breakfast Option with Bakery
- Mostly market rate condos with a workforce housing component

DEVELOPMENT PROPOSAL

- **Residential**

- Total of 71 family sized condominium homes with average unit size of 800+ SF
- 50 market rate units and 21 affordable units at 50%, 60% and 80% of AMI distributed equally throughout the development
- 2 Level Parking garage with 59 spaces
- Loading Bay
- Access from the Alley

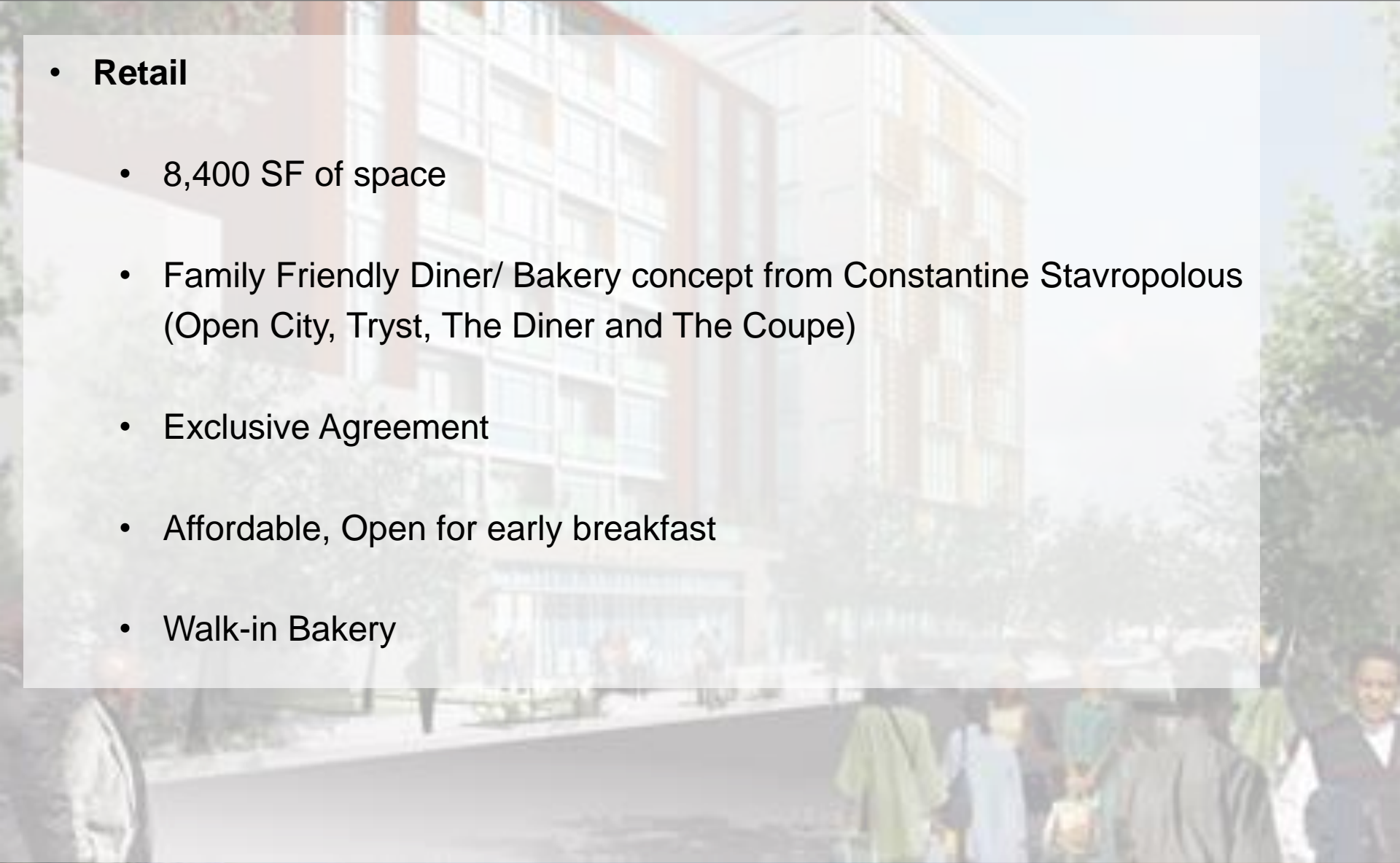
- **Amenities**

- 12 Hour Front Desk
- Rooftop play area designed as ***Kids Club***
- Rooftop garden with Grill
- Bicycle Storage
- 9 units with private outdoor space

DEVELOPMENT PROPOSAL

- **Retail**

- 8,400 SF of space
- Family Friendly Diner/ Bakery concept from Constantine Stavropolous (Open City, Tryst, The Diner and The Coupe)
- Exclusive Agreement
- Affordable, Open for early breakfast
- Walk-in Bakery



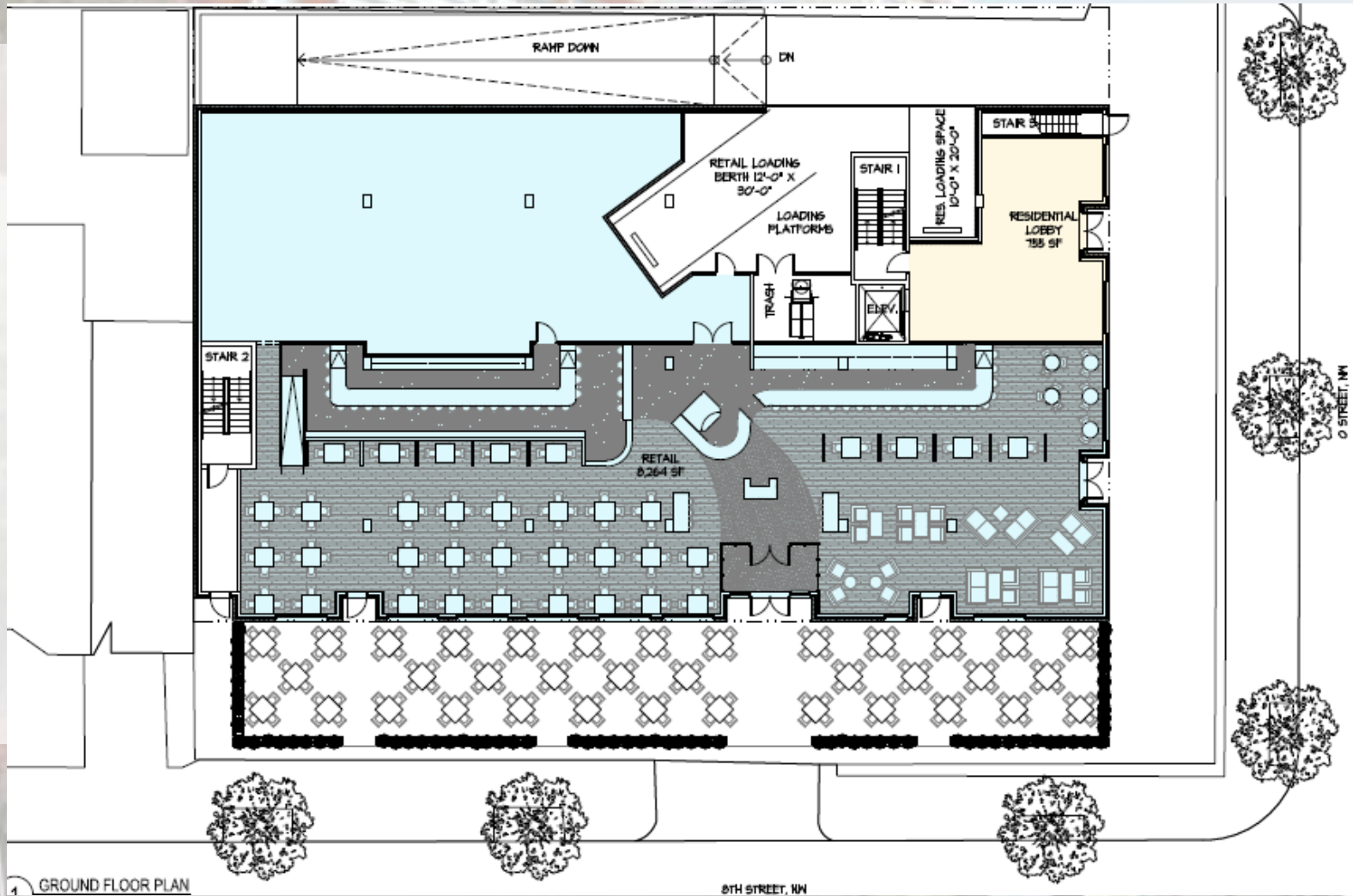


Fino Food





RETAIL LAYOUT



LOCAL HIRING

- **Permanent Jobs**
 - Diner/bakery will create 90 new permanent jobs
 - Constantine's restaurants currently employs approx 400 staff and 90% are DC residents
- **Apprenticeship**
 - Sasha Bruce Youthbuild will provide at least five (5) graduates for on site work