

The Community at Spring and 10th, NW

A Mission First / UrbanMatters Development



Building Name:	Unit Mix:	Total Units:	Affordability / Restrictions:	Anticipated Delivery Date:
Phase I:				
(1) Hebrew Home Senior	Studios:	0	<ul style="list-style-type: none"> 95% affordable, 21% at less than 30% AMI. 81 affordable units, 5 non-income-restricted. Age 55 years and older. 	Dec. 2019
	1 BR:	73		
	2 BR:	13		
		86		
Phase II:				
(2) Spring and 10th Multifamily Building	Studios:	12	<ul style="list-style-type: none"> 79% affordable, 24% at less than 30% AMI. 95 affordable units, 22 non-income-restricted. No age restrictions. 	Dec. 2020
	1 BR:	70		
	2 BR:	21		
	3 BR:	14		
		117		
(3) 10th Street Condo	Studios:	0	<ul style="list-style-type: none"> 10% affordable, 90% non-income restricted (market). 2 affordable units, 19 non-income-restricted. No age restrictions. 	Dec. 2020
	1 BR:	6		
	2 BR:	15		
	3 BR:	0		
		21		
TOTAL:		224		
AMI:	% of Units	Unit Count by AMI:	The DC-Based Development Team:	
30%	20%	46	<ul style="list-style-type: none"> Mission First Housing Development Corporation -- a District of Columbia 501(c)3 non-profit UrbanMatters Development Partners -- CBE development arm of WIN - the Washington Interfaith Network Lock7 -- a District of Columbia CBE, real estate development firm specializing in homeownership Cunningham Quill (Architects), VIKa Capitol (Civil Engineer) and EHT Traceries (Historic Building Consultant) -- all CBEs. 	
50%	44%	98		
60%	14%	31		
80%	1%	2		
Market	21%	47		
TOTAL:		224		



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The Community at Spring and 10th NW

Community Presentation
May 25, 2017



Agenda

- Our Team
- Project Overview
- Vision
- Community Participation
- Team Qualifications



Our Team – Partnering with DMPED



Development

- Mission First (501c3)
- Urban Matters (CBE)
- Lock 7 Development (CBE)

Design

- Cunningham Quill (CBE)
- EHT Traceries (CBE)
- Vika Capitol (CBE)

Construction

- Davis Construction
- JDC Construction (CBE)

Property Management

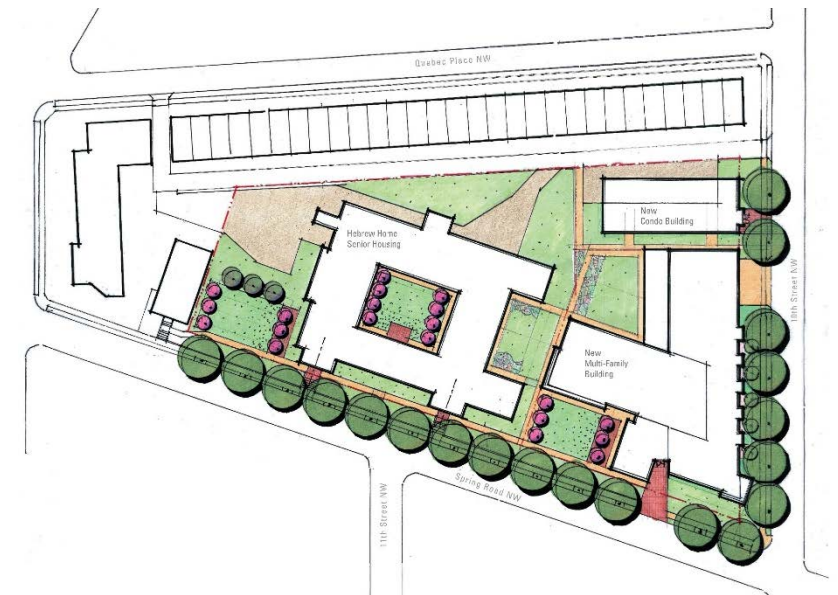
- Columbus Property Management (501c3)

Legal

- Holland & Knight
- Eisen & Rome

Project Overview: Meets Community & DMPED Objectives

	Hebrew Home (86 senior housing units)	10th and Spring (117 multifamily housing units)	10th Street Condo (21 condo units)
Affordable Housing	✓	✓	✓
Senior Housing	✓		
ADA Compliant Units	✓	✓	✓
Homeownership Opportunities			✓
Maximize Density through PUD		✓	✓
Incorporate Historic Elements	✓		
Green Building Requirements	✓	✓	✓
Public Space Improvements	✓	✓	✓



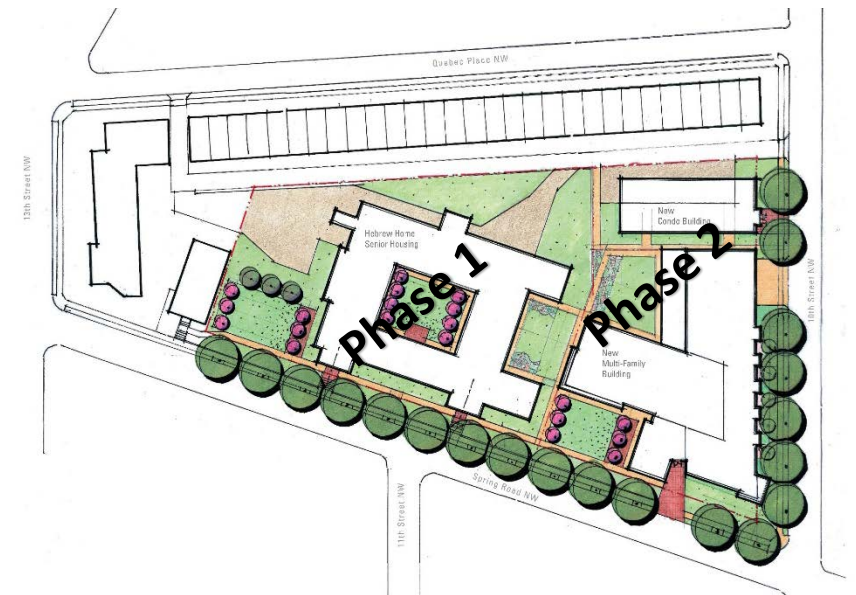
Project Overview:

The Community at Spring and 10th NW

- Phase 1: Hebrew Home
 - 86 senior units, 95% affordable
 - HPRB; BZA or no zoning process
- Phase 2: Spring and 10th Multifamily Building
 - 117 family units, 79% affordable
 - Part of PUD

10th Street Condo Building

- 21 family units, 10% affordable
- Part of PUD



Historic Hebrew Home



Image Courtesy of Google, Inc.
Prepared by EHT Traceris 2016
Diagram is not to scale

DIAGRAM KEY

- | | | |
|---|---|---|
|  1925 |  1954 |  1959-1963 |
|  1951-1953 |  1955* | |

* This phase reflects only a fourth floor addition; the three floors below this were constructed in 1925.

CONSTRUCTION CHRONOLOGY

Hebrew Home for the Aged
1125 Spring Road, N.W.
Washington D.C.



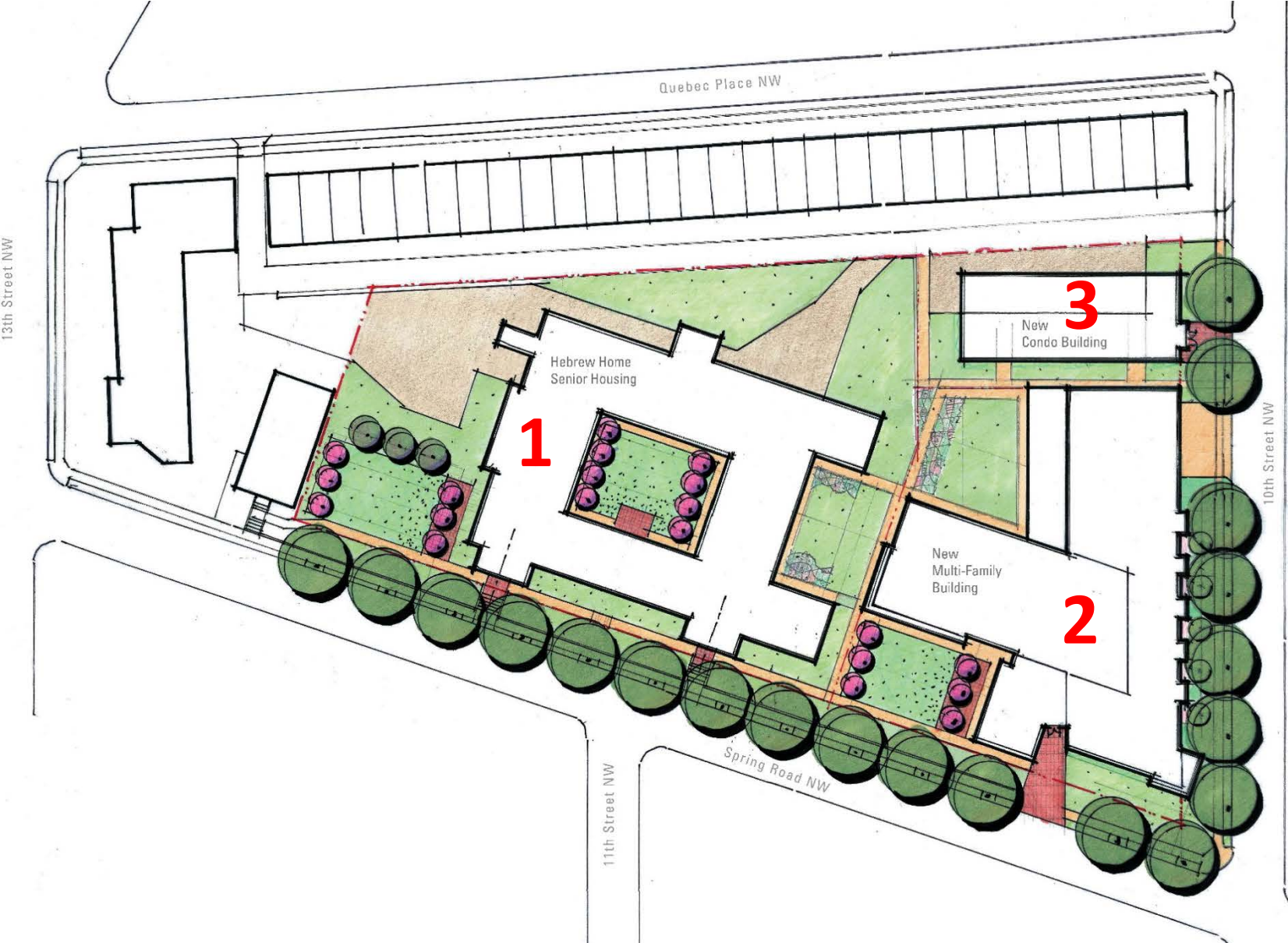
Dedication
of
Hebrew Home
for the
Aged

November 29, 1925

Vision – Restored Hebrew Home



Vision – Site Plan



Vision – Complementing the Historic Hebrew Home



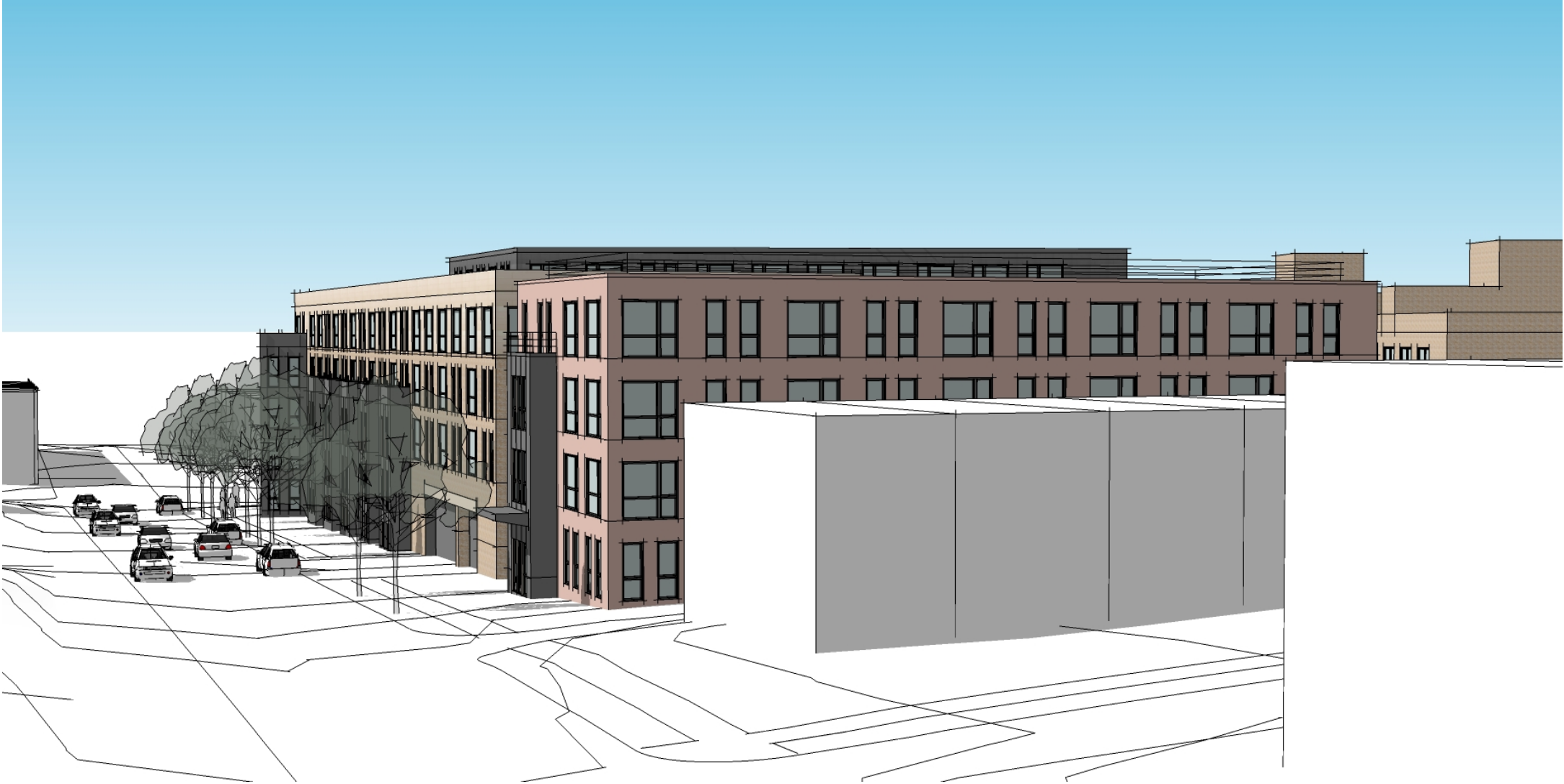
Corner of Spring Road and 10th Street

Vision – Complementing the Historic Hebrew Home



Spring Road from East

Vision – Complementing the Historic Hebrew Home



10th Street from North

Vision -- Streetscape



Spring Road Elevation



10th Street Elevation

Vision

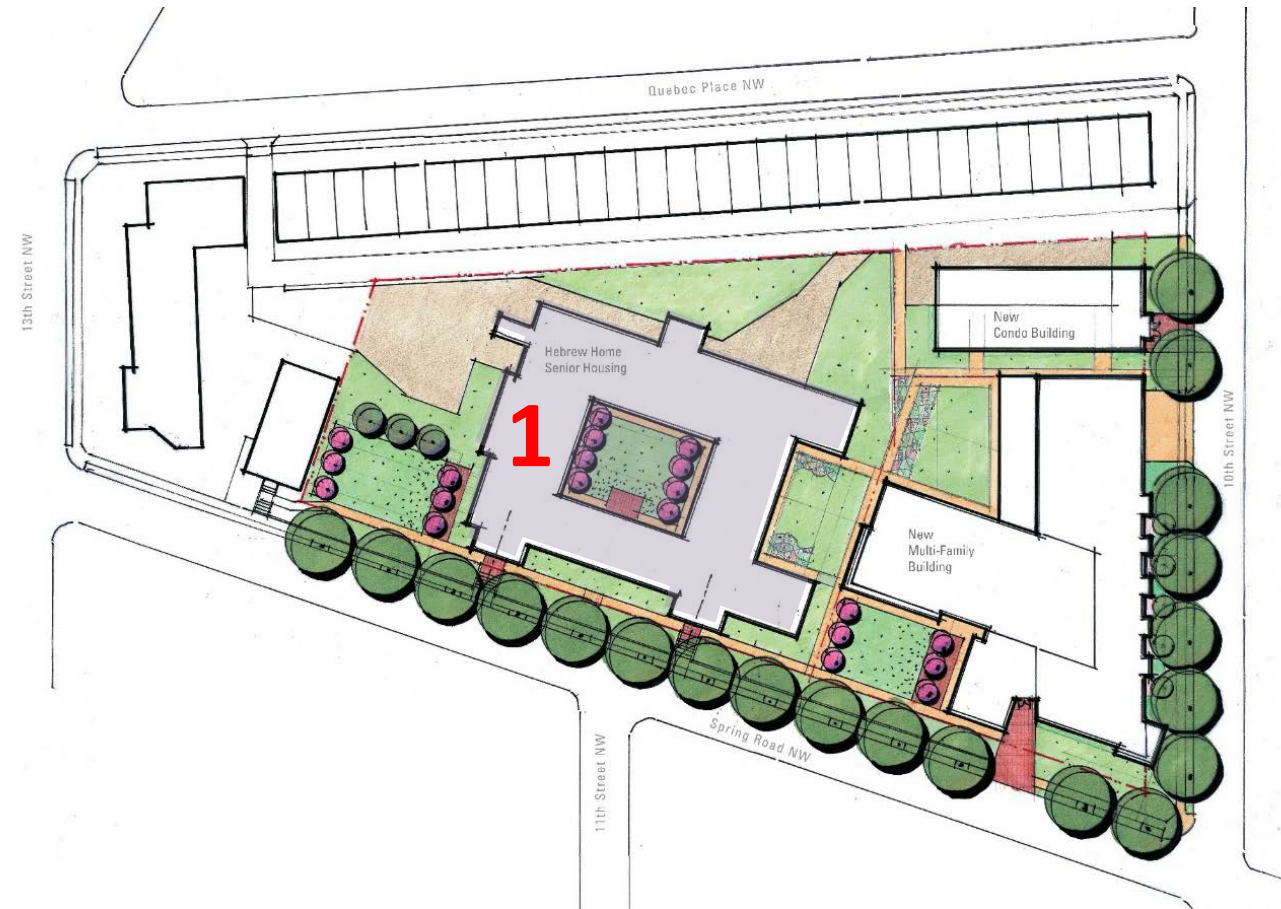
- Green Building
 - Enterprise Green Communities
 - Healthy Homes and Low Utility Costs for Residents
 - Geothermal
- Public Space
 - Upgraded 10th Street
 - Green Infrastructure - Low Impact Development
- Accessibility



Vision – Mix of Unit Sizes

- Hebrew Home (Senior):

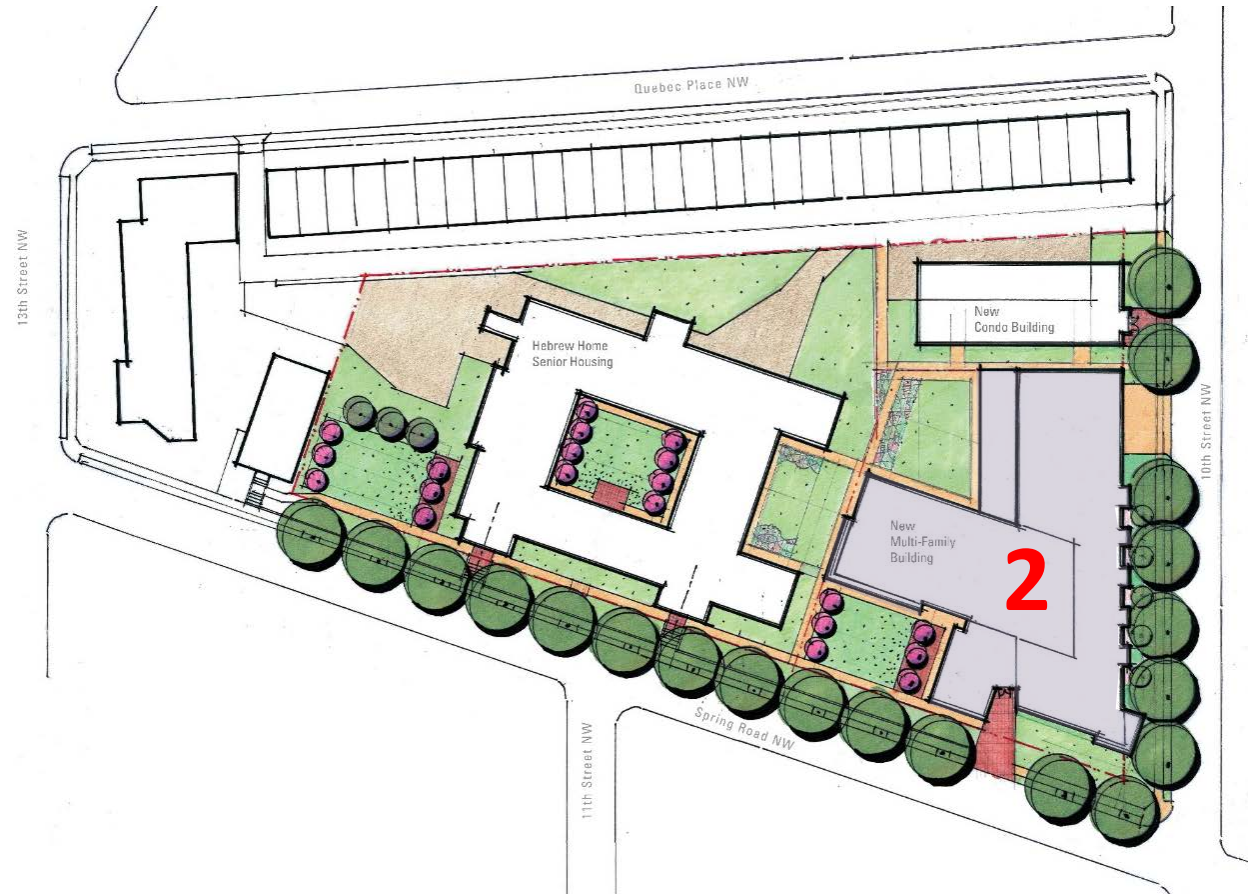
Unit Type	# of Units	% of Units
One Bedroom	73	85%
Two Bedroom	13	15%
Total	86	



Vision – Mix of Unit Sizes

- Multifamily Building:

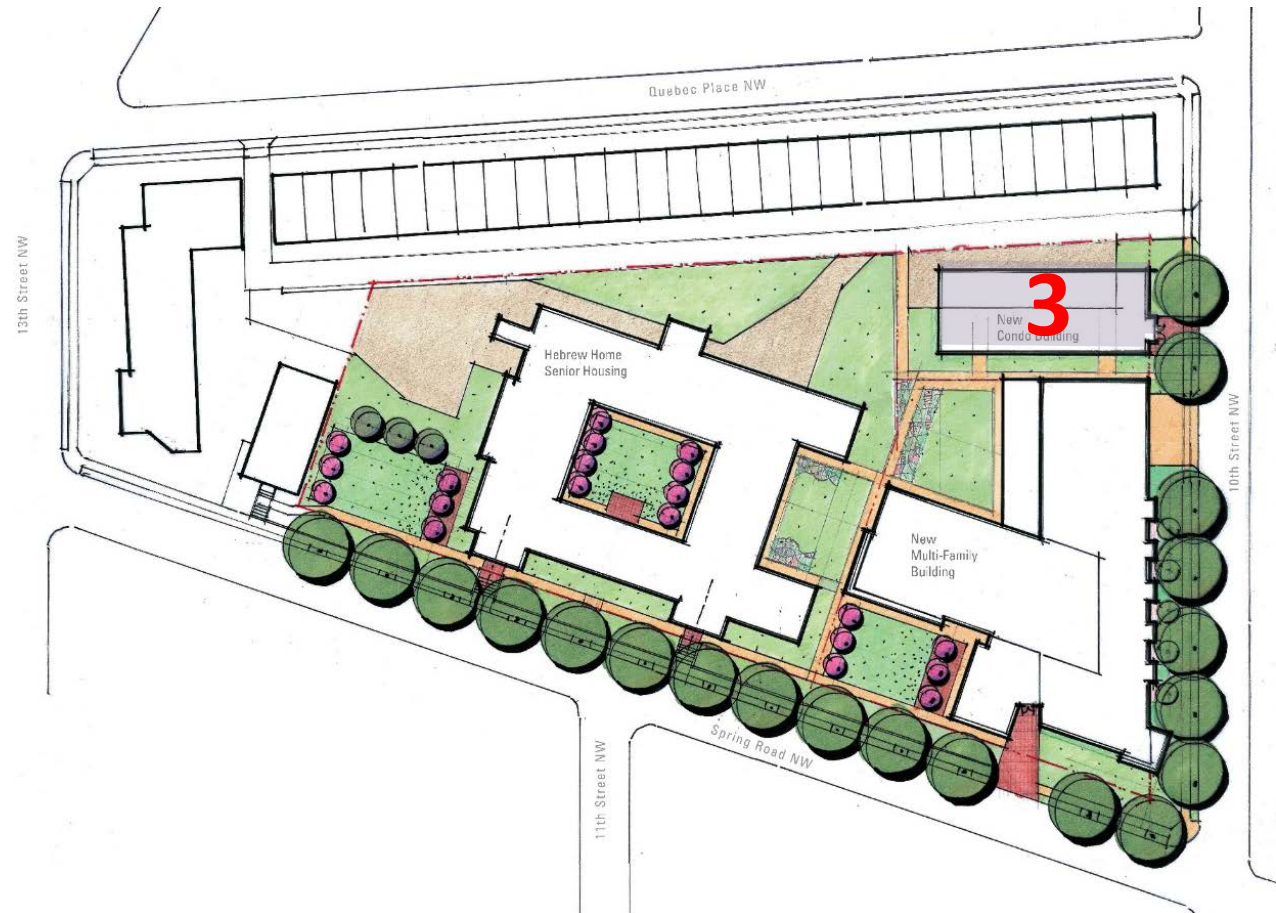
Unit Type	# of Units	% of Units
Studio	12	10%
One Bedroom	70	60%
Two Bedroom	21	18%
Three Bedroom	14	12%
Total	117	



Vision – Mix of Unit Sizes

- Condo Building:

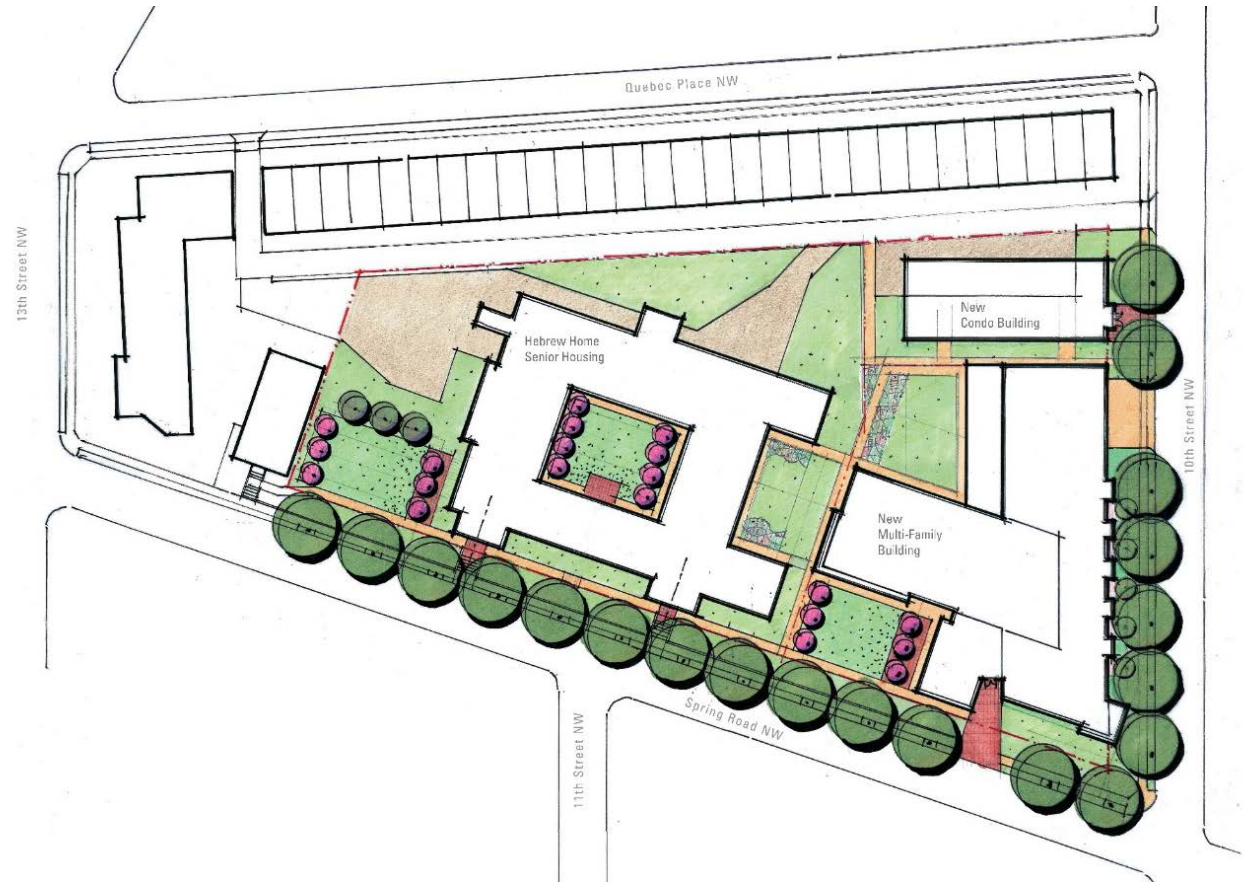
Unit Type	# of Units	% of Units
One Bedroom	6	29%
Two Bedroom	15	71%
Total	21	



Vision – Mix of Income Levels

- Project Affordability:

AMI:	Unit Count by AMI:	% of Units
30%	46	21%
50%	98	44%
60%	31	14%
80%	2	1%
Market	47	21%
TOTAL:	224	



Community Participation

- Community Engagement
- CBE
- First Source
- Local Hiring
- Local Business Participation



Community of Opportunity

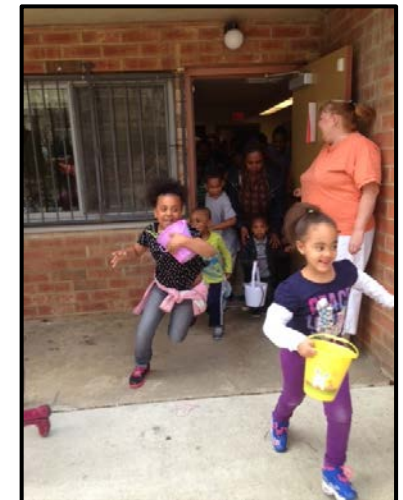
- Multi-Generational
- Mixed Income
- Rental, Homeownership
- Restore Historic Fabric
- New Modern Development
- Enliven Public Space
- Sustainable
- Engage Local Residents
 - Community Partners
 - Resident Services



National Night Out



Youth Yoga



Easter Egg Hunt

Mission First – *Lead Developer*

- DC-based nonprofit
- Active in DC since 2001
 - Over 1300 units completed
 - 317 units in construction
- Partner with community-based organizations and governments
- Create community assets



UrbanMatters Development Partners – *Co-Developer*

- DC CBE
- Founded in 2008 in partnership with Washington Interfaith Network
- Community-centric approach:
 - Unlock the potential of emerging neighborhoods
 - Preserve affordable housing choices in established neighborhoods



Lock 7 Development – *Sub-Developer*

- DC CBE
- Founded in 2007
- DC Multifamily Focus, especially boutique condos:
 - Petworth
 - Columbia Heights
 - Shaw
 - Hill East
 - Trinidad



Team Projects with DMPED

House of Lebanon (Mission First, UrbanMatters, Cunningham Quill, Traceries)



Before



After

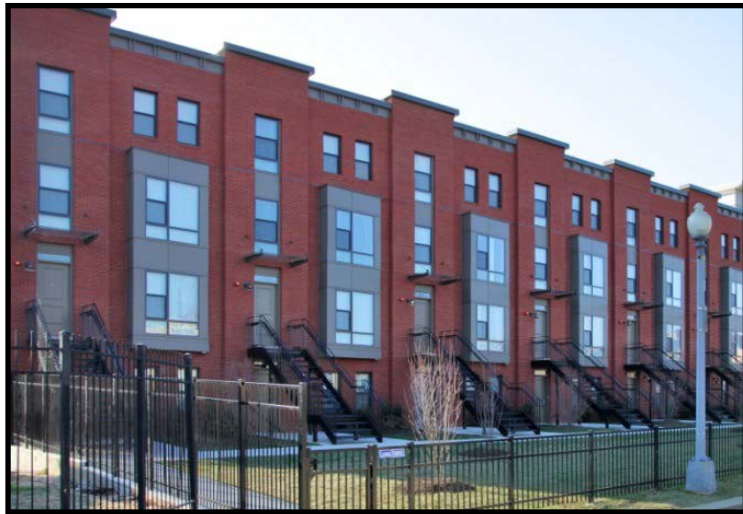
Team Projects with DMPED

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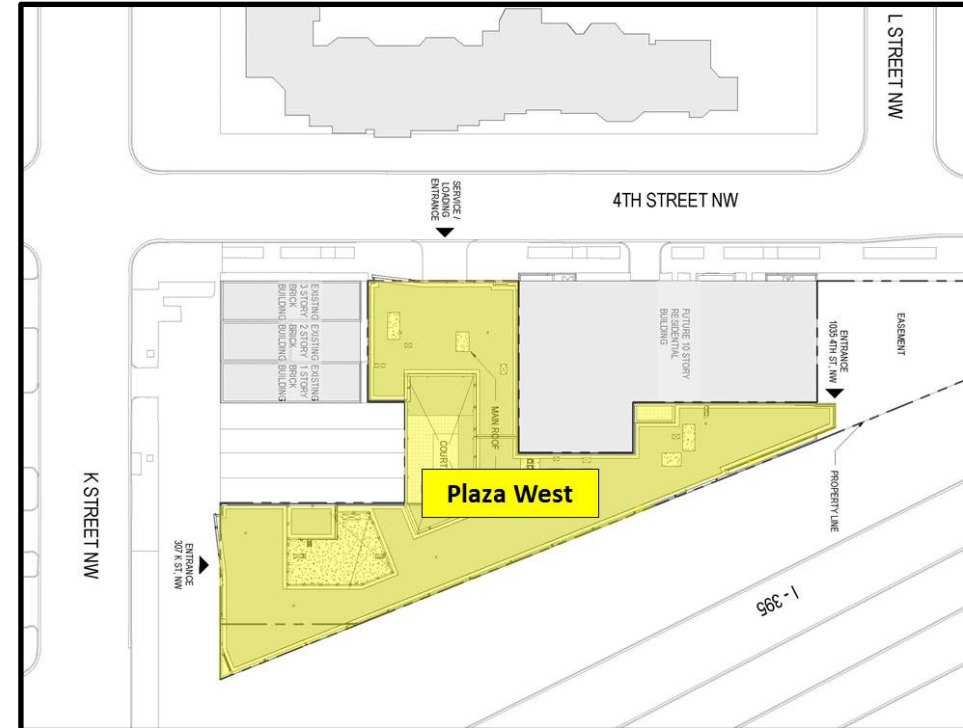
Team Projects with DMPED

The SeVerna Phase I & II (Mission First)



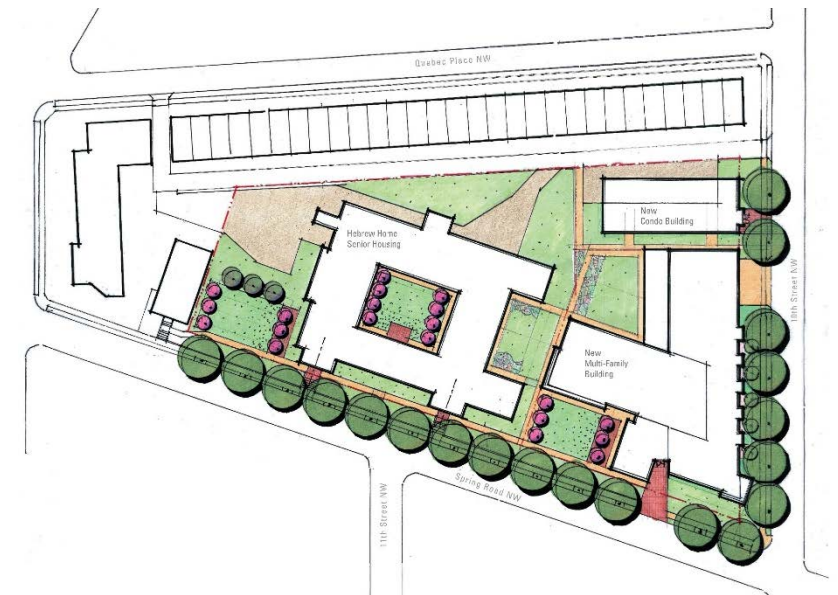
Team Projects with DMPED

Plaza West (Mission First)



Meets Community & DMPED Objectives

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