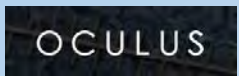


MMMC



Monument
REALTY



2 Patterson Street, NE

Highly Qualified Team

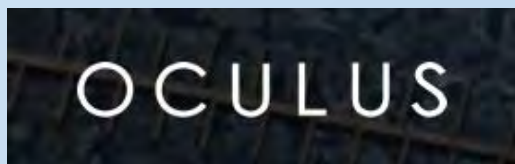
Development Team



Affordable Housing Partner



Design Team



General Contractor



Project Vision



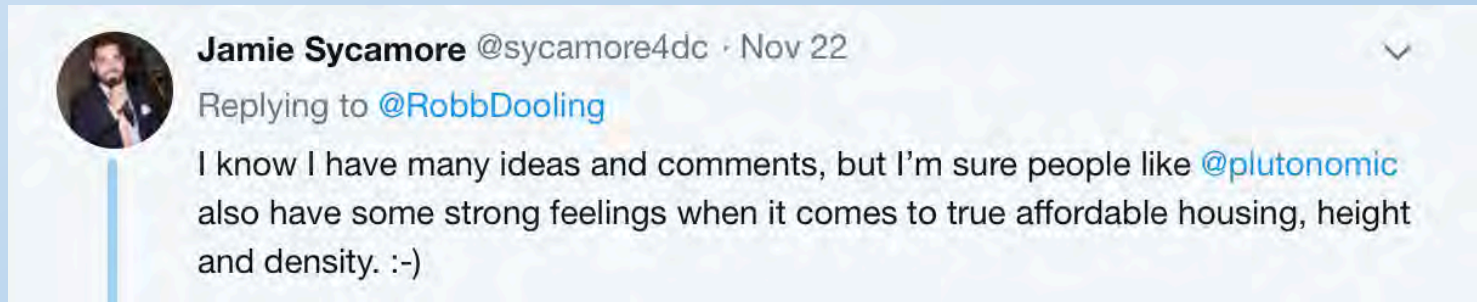
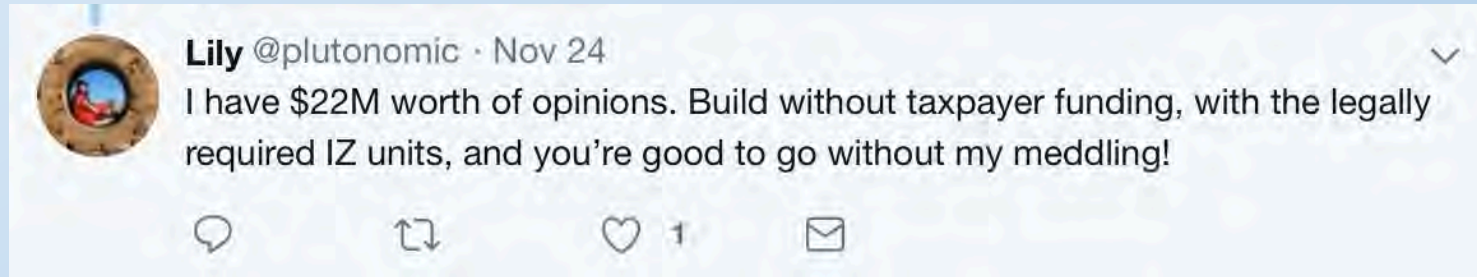
- To complete a project step by step with neighbors, DMPED and NoMa residents that embodies the community.
- Create all stakeholders' vision of a inclusive, creative and affordable project.



Affordable Housing

Our project provides **36% of all rental and for-sale units as affordable units.**

- 73 Affordable For-Sale Condos
 - 30 @ 50% MFI
 - 43 @ 80% MFI
- 98 Affordable Rental Units
 - 21 @ 30% MFI
 - 77 @ 50% MFI



Family-Sized Units



Adam M Taylor @the_amt · Nov 23

Replying to @RobbDooling

I live just across NCap/NY Ave in Truxton/Hanover. I'd love to see a large proportion of 3/4-BR units, more than the minimum # of affordable ones, lots of community-serving retail, and interesting architecture.

Affordable Condo Unit Summary

Unit	Distribution	Size	# of Units
Studio - 50% MFI	11%	450 SF	8
1 BR - 50% MFI	10%	575 SF	7
2 BR - 50% MFI	14%	900 SF	10
3 BR - 50% MFI	1%	1,100 SF	1
4 BR - 50% MFI	5%	1,200 SF	4
Studio - 80% MFI	15%	450 SF	11
1 BR - 80% MFI	14%	575 SF	10
2 BR - 80% MFI	19%	900 SF	14
3 BR - 80% MFI	3%	1,100 SF	2
4 BR - 80% MFI	8%	1,200 SF	6
TOTAL	100%	757 SF	73
Aff. Family Sized Units	51%	997 SF	37
Mkt. Family Sized Units		975 SF	31

Affordable Rental Unit Summary

Unit	Distribution	Size	# of Units
Studio - 30% MFI	4%	450 SF	4
1 BR - 30% MFI	6%	550 SF	6
2 BR - 30% MFI	7%	900 SF	7
3 BR - 30% MFI	1%	1,000 SF	1
4 BR - 30% MFI	3%	1,050 SF	3
Studio - 50% MFI	16%	450 SF	16
1 BR - 50% MFI	23%	550 SF	23
2 BR - 50% MFI	28%	900 SF	27
3 BR - 50% MFI	2%	1,000 SF	2
4 BR - 50% MFI	9%	1,050 SF	9
TOTAL	100%	726 SF	98
Aff. Family Sized Units	50%	943 SF	49
Mkt. Family Sized Units		890 SF	62

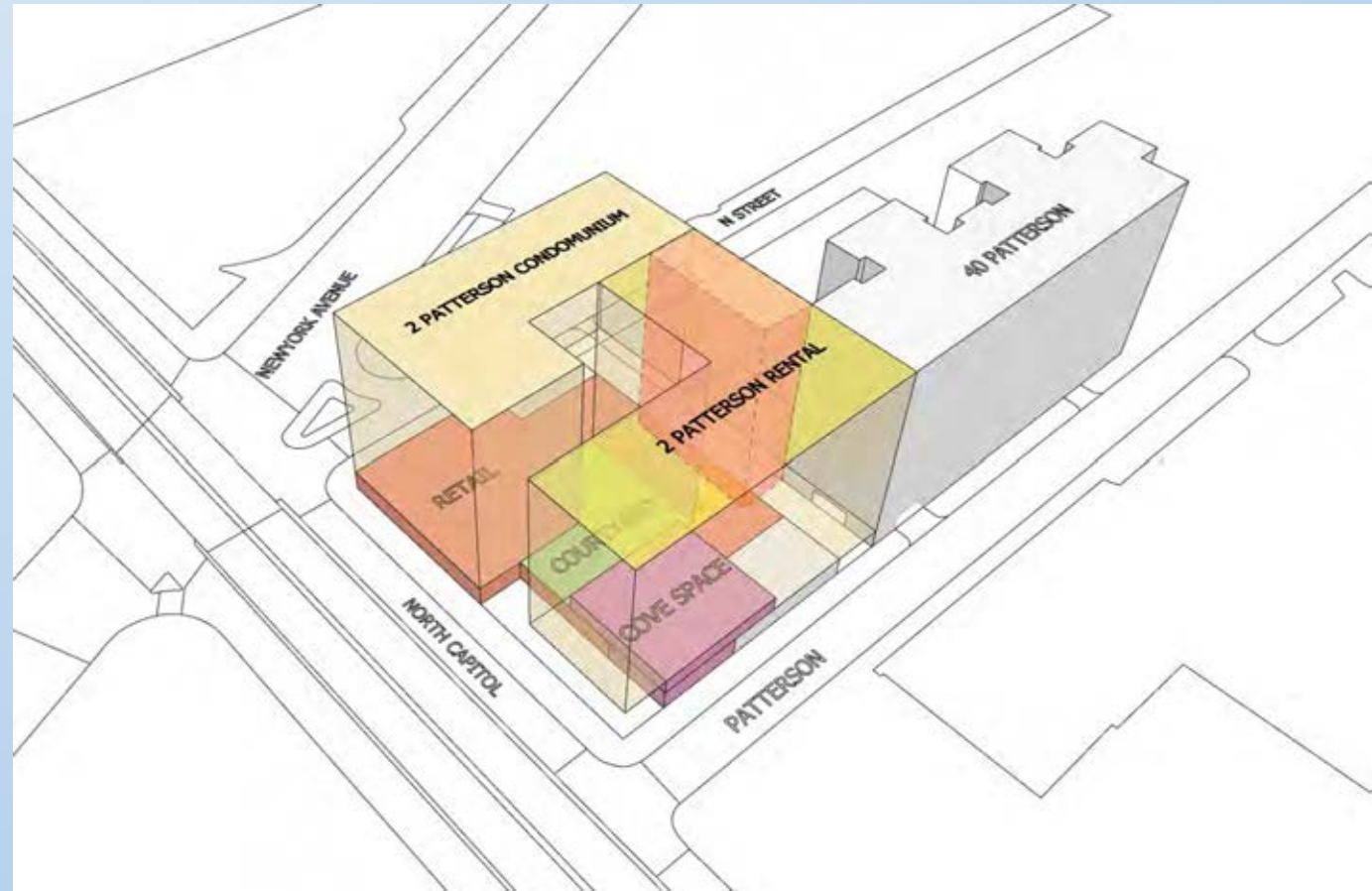
40 Patterson



Adam M Taylor @the_amt · Nov 23

One group that plans to bid has already presented to our civic association twice, and they seem to have a good starting point on a lot of these fronts. (They also own the lot next door, where the closed clinic was, and would combine the two into a phased project)

- Monument Realty currently has the adjacent property, 40 Patterson, under contract – 2 Patterson will be designed to work with this property.
- This results in:
 - Increased Density
 - Increased Affordable Housing
 - Reduced Costs
 - Better Design
 - Available Financing
 - Real Knowledge



2 Patterson
Condominium

Project Related Amenities

- 1 Rooftop community rooms and outdoor areas
- 2 Pools
- 3 Fitness centers
- 4 Expansive courtyard
- 5 Large, active lobbies
- 6 Substantial bike parking
- 7 Electric scooter dock
- 8 Dog-washing station

40 Patterson

2 Patterson Rental



Robb Dooling @RobbDooling · Nov 21

I also told them to minimize car parking in favor of more affordable housing and encouraging walkability, bikeability, and access to Metro. I also said they should build the DC government's proposal for a pocket park on N St NE.

Neighborhood Amenities:

- 1 Ground-floor retail
- 2 Cove shared workspace space
- 3 Public space on Patterson & North Capitol Streets ("PattCap Park")
- 4 Tie-in to NoMa Meander
- 5 A water and green feature along North Capitol Street, connecting to PattCap Park





Contact Us

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202-777-2006

2 Patterson Street, NE

