



#### Development Partners

PN Hoffman  
AHC  
Paramount Development  
ER Bacon Development  
CityPartners

#### Architecture

Torti Gallas Urban

#### Cultural Partners

Forum Theatre  
Cultural DC  
Arena Stage  
Georgetown University



# Waterfront Station

## Development Proposal

September 10, 2015

PN HOFFMAN



# Team Members

## Development Partners

- PN Hoffman & Associates
- AHC, Inc.
- Paramount Development, LLC
- ER Bacon Development, LLC
- CityPartners



## Cultural Partners

- Forum Theatre
- Cultural DC
- Arena Stage
- Georgetown University LAB



## Architecture

- Torti Gallas Urban



Paramount Development, LLC

# Public/Private Partnerships



**The Wharf** (3.2 million sf) – Washington, D.C. with PN Hoffman, Paramount Development, ER Bacon Development, CityPartners, Madison Marquette



**400E** (Hotel and DC Fire Station) – Washington, D.C. with CityPartners, Paramount Development



**Lot 31** (250 residential units over 40k sf of retail & 1,200 space garage) – Montgomery County with PN Hoffman



**Key's Pointe** (62 Acres of Public Housing in a Mixed Income Neighborhood) – Baltimore City with AHC, Michaels Development



# Neighborhood Transformation



*Hudson & Desoto  
P and 14<sup>th</sup> Streets NW*



*Union Row – Flats  
and Warehouses  
14<sup>th</sup> and V Streets NW*

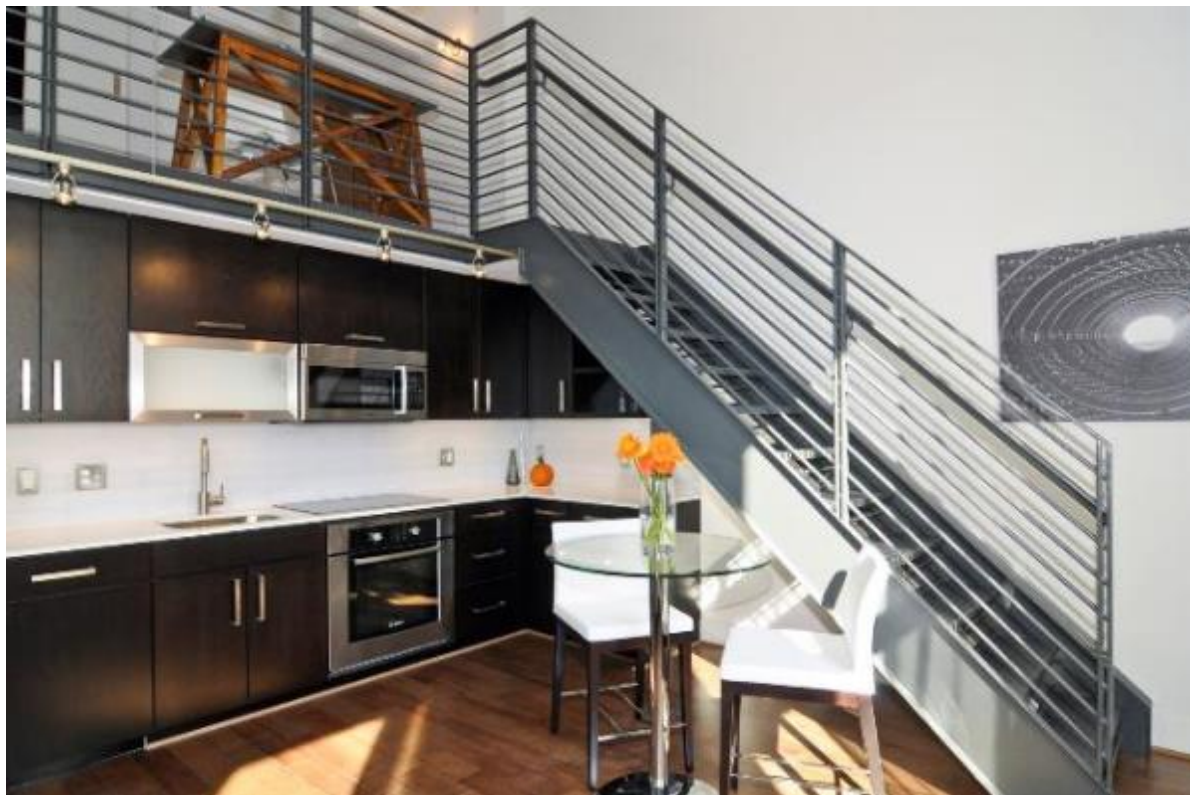




# Proposed Development Program

## Development Program

- Mixed Income Housing
  - 310 Market-Rate Rental Apartments (Approx.)
  - 133 Affordable Rental Apartments (Approx.)
    - 34 Units at 30% AMI
    - 99 Units at 50% AMI
- Black Box Theater and Cultural/Artist Spaces
  - 10,000 sf Space for Theater and Cultural/Artist Uses (Approx.)
- Neighborhood Serving Retail
  - 22,500 sf of Neighborhood Serving Retail (Approx.)





# Project Vision and Architectural Design



## Ground Floor

10,000 sf Black Box Theater (Approx.)  
22,500 sf Community Serving Retail (Approx.)  
Residential Lobbies and Amenities

**Upper Floors**  
443 Residential Units (Approx.)  
Raised Outdoor Courtyard  
Rooftop Amenities





Our Design

# Project Vision and Architectural Design





Our Design

# Project Vision and Architectural Design





Our Design

# Project Vision and Architectural Design





# Forum Theatre and Cultural DC

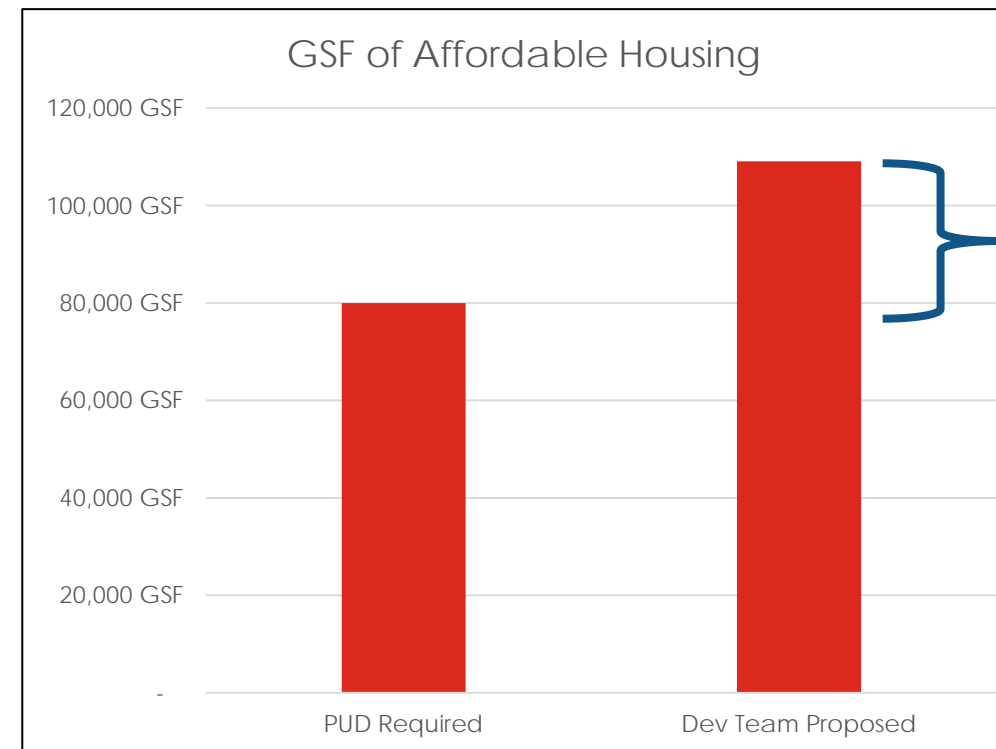




# Project Vision and Architectural Design

## Guiding Principles

- Affordable Housing
- Neighborhood Relationship
- Sustainability
- Cultural/Arts Hub
- Social Interaction
- Local
- Long Term Ownership
- Partnership







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AHC  
Paramount Dev.  
ER Bacon Dev.  
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