



COMMUNITY PRESENTATION

DEVELOPMENT OF WATERFRONT STATION PARCEL

1000 4TH STREET, SW
DMPED SOLICITATION
SEPTEMBER 10, 2015

Waterfront Station East, LLC

1000

WATERFRONT STATION EAST, LLC | 1280 MARYLAND AVENUE, SW | SUITE 280 | WASHINGTON, DC 20024 | (202) 552-5300

WATERFRONT STATION EAST, LLC – Development Team

Sponsors

- Republic Properties Corporation (CBE)
- Anacostia Economic Development Corporation (CBE)



Design and Professional Services

- DP Partners
- WDG Architecture
- Balfour Beatty
- Lee & Associates
- Vika Capitol
- Symmetra Design
- Bozzuto Management
- Cohn Reznik
- Arent Fox
- Holland & Knight
- Klein Horning
- Papadopoulos Properties
- US Bank
- ReStl Designers

Development Partner

Republic Properties Corporation

- Over 30 years of experience
- Full service real estate development firm focusing on institutional quality real estate
- Certified Business Enterprise
- DC-based and founded
- Republic has developed over **25 million sf** with a value in excess of **\$5 billion**
- Actively managing **public-private partnerships**
- Landmark DC Mixed-Use Projects:
 - Portals Complex in Southwest
 - Republic Square
 - Washington Harbour
 - Market Square
 - Georgetown Park



Creating Landmarks...



Co-Development Partner

Anacostia Economic Development Corporation (AEDC)

- In operation since 1969
- Founded to meet the overall economic needs, and improve the quality-of-life circumstances of DC residents
- 40 years of major emphasis on housing development
- History and Accomplishments:
 - Portals Project
 - Good Hope Shopping Center
 - AEDC Scholarship Foundation
 - DC Building Industry Association
 - Anacostia Gateway Office Building
 - Anacostia Business Improvement District



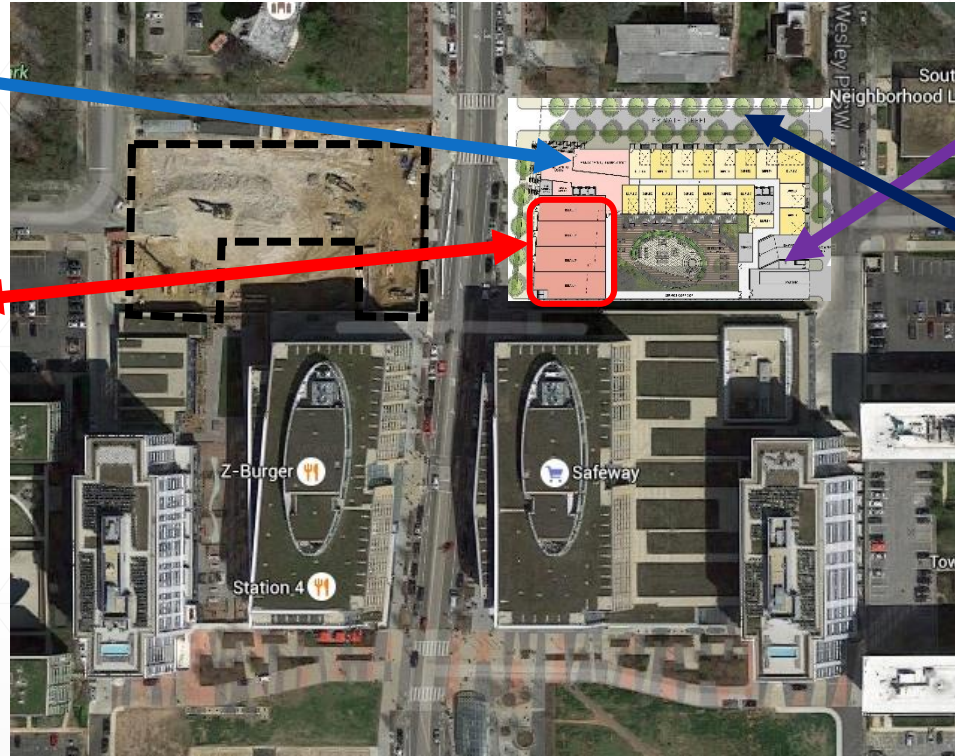
Superior Design - An Attractive and Engaging Asset



Southeastern View

Site Access & Connectivity

- Residential entrance located at the northwest corner along 4th Street to augment pedestrian activity
- Retail oriented along 4th Street to create critical mass; capitalize and enhance existing stores
- 4th Street also has entrances to the Safeway and CVS and Metro



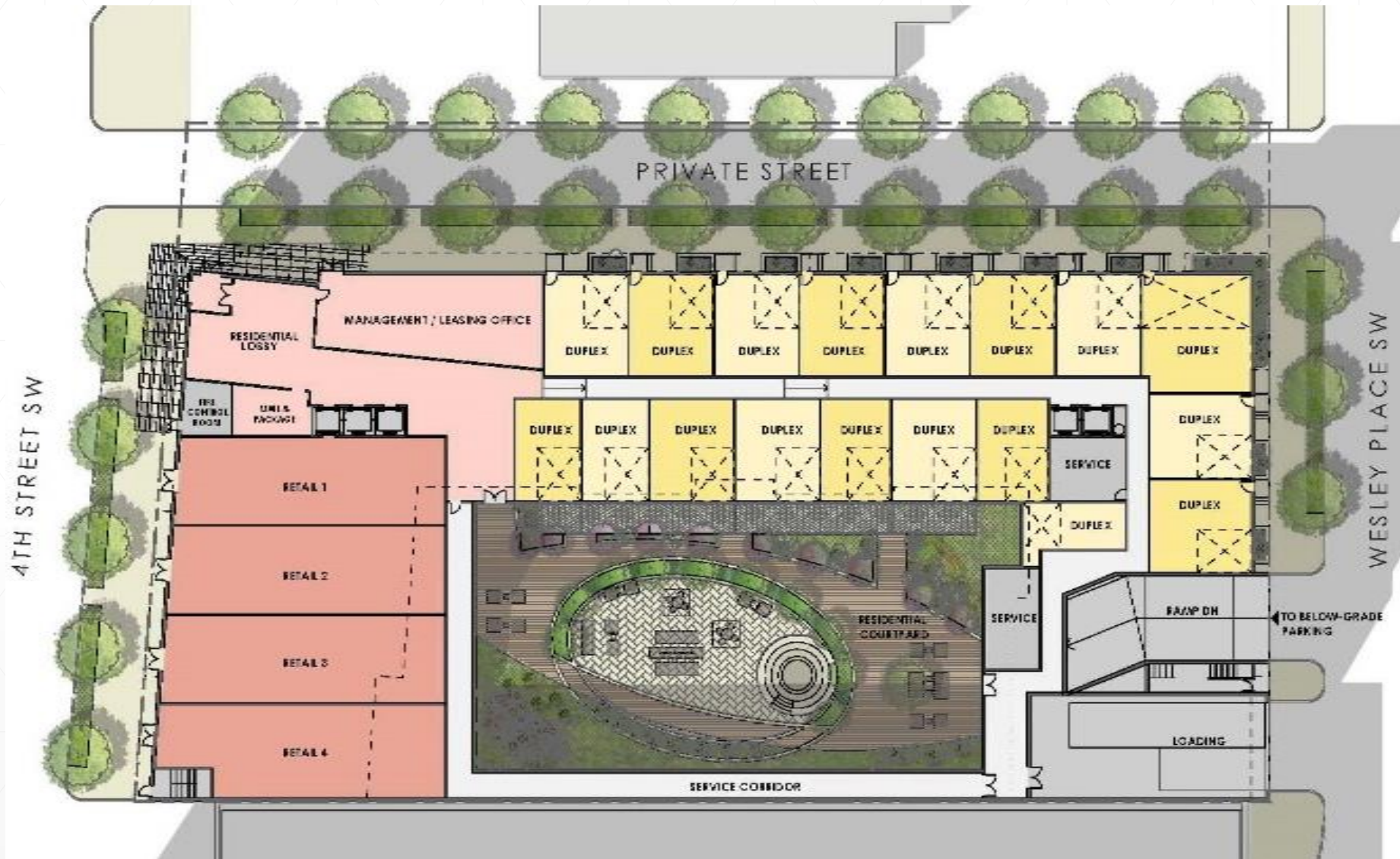
- Parking and loading access on the east side away from pedestrian, Metro and retail activities
- Service street to be used in cooperation with the neighboring Christ United Methodist Church as needed
- Project mirrors the adjacent Forest City project. Maintains symmetry.

Project Concept and Development Plan

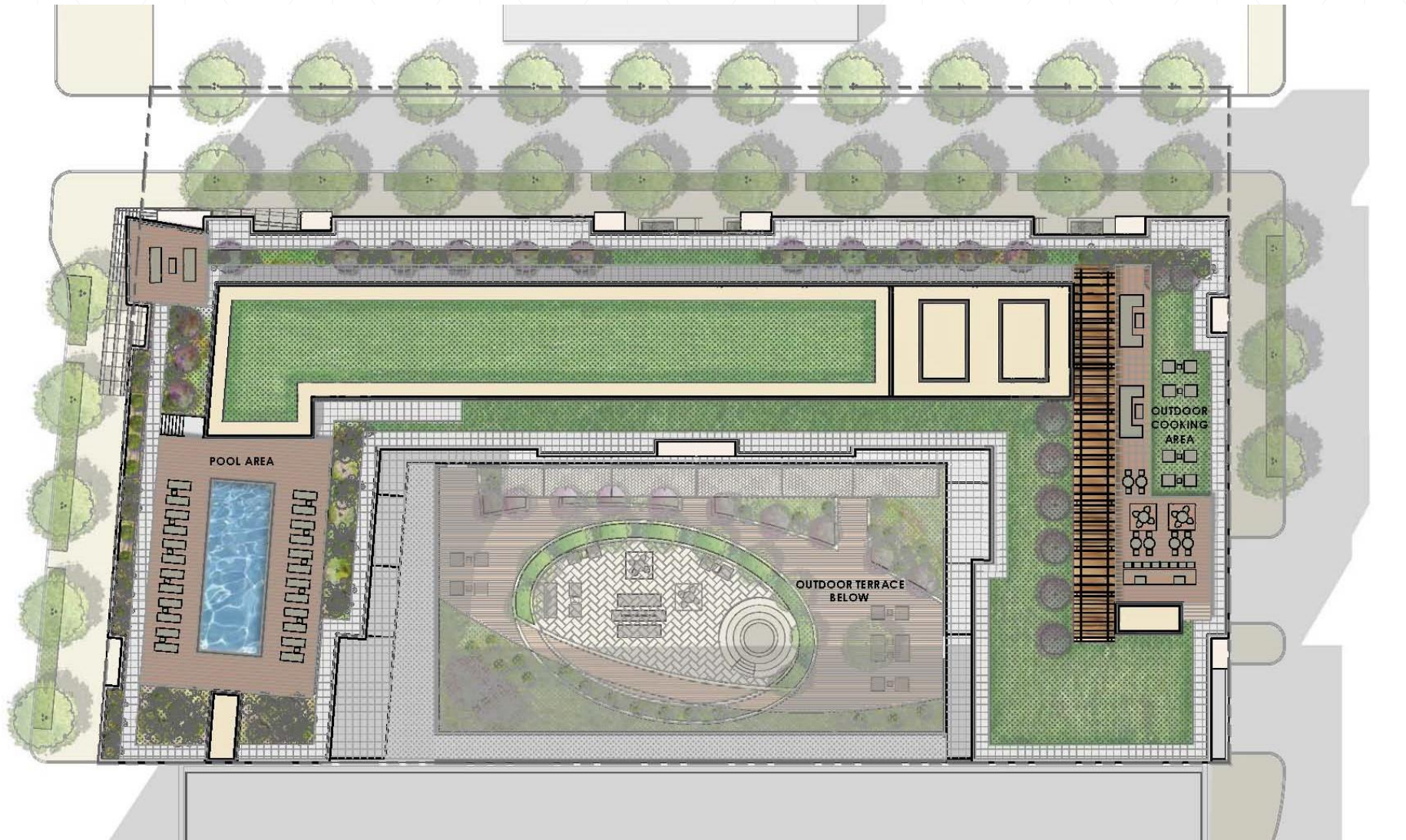
- Complies with Approved Plan / First Stage PUD
- 378 total rental apartments
- 8,000sf of local-serving retail along 4th street
- Amenities: pool, green space, rooftop terrace, and BBQ area
- Two levels / 258 spaces of subgrade parking
- Bicycles and Zipcar parking



Ground Floor Plan



Roof Plan

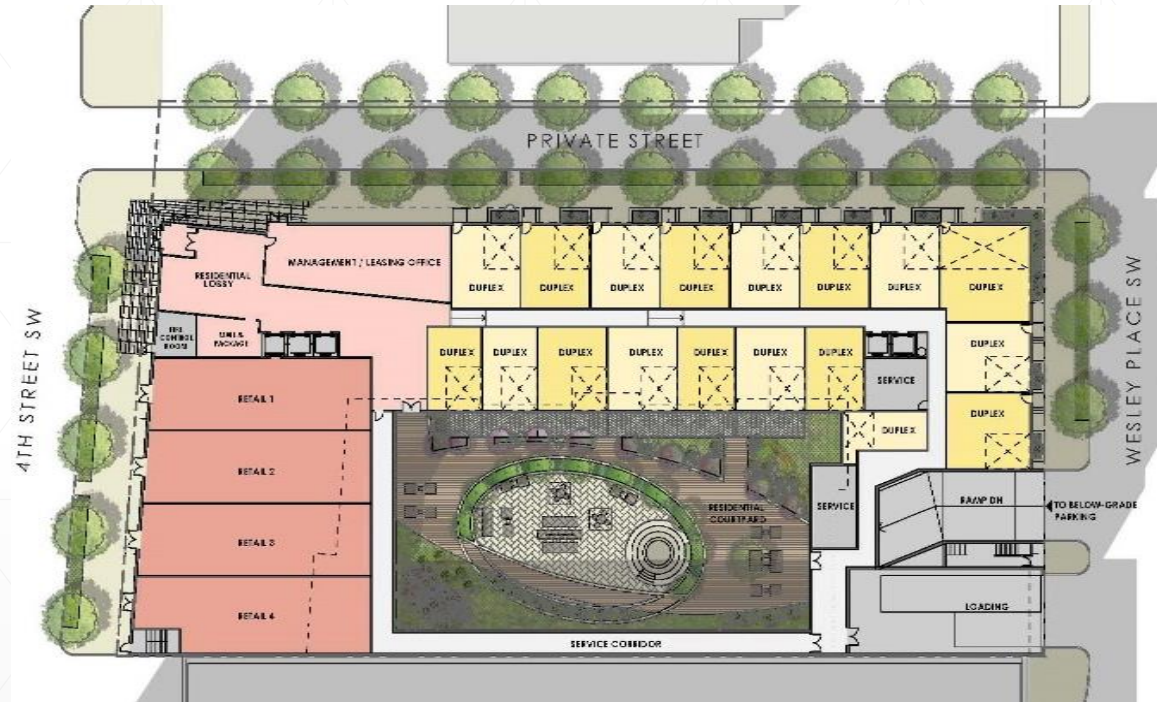


Amenity: Community Serving Retail

- 8,000sf of neighborhood serving retail located along 4th street
- Designed for 4 bays of 2,000sf each
 - Focus is community retailers, not large national chain
 - Accommodates smaller “local/community oriented” retailers
- Targeted uses include:
 - Bicycle shop
 - Yoga studio
 - Pet supplies
 - Plants and flowers
 - Gift/Stationary shop
 - Other neighborhood serving retail

Amenity: Community Access

- Building contains amenity space that can be utilized by community groups:
 - Courtyard space for larger gatherings
 - Rooftop for small gatherings
- Coordinate with building management and existing residents
- Emphasis on being an asset and contributor to the neighborhood



Seamless Affordability

- 378 total units
- Broad Mix: Studios, Junior 1-Bedrooms, 1-Bedrooms, 1-Bedroom & Den, 2 Bedrooms and 2-story walk-out Duplexes
- Square footages up to 1,100 sf
- Majority 1-Bedrooms; 22% 2-Bedrooms
- 70% market rate units / 30% affordable dwelling units per DMPED guidelines
- Affordable units equally distributed throughout the building and blended within each floor

Amenity: Return to Community

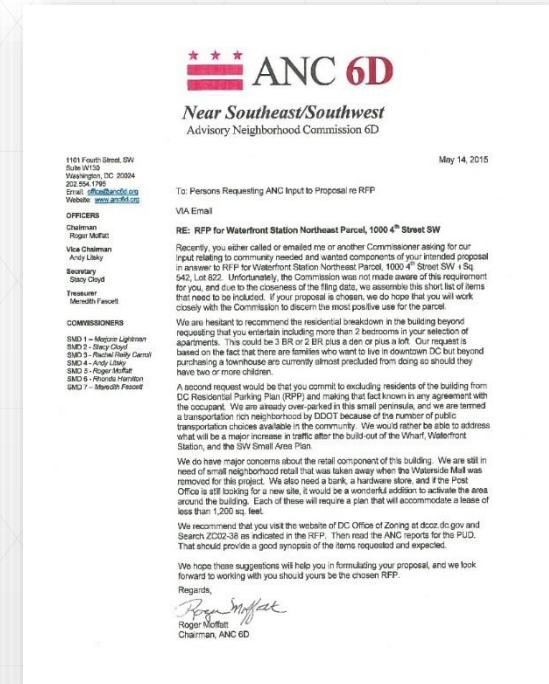
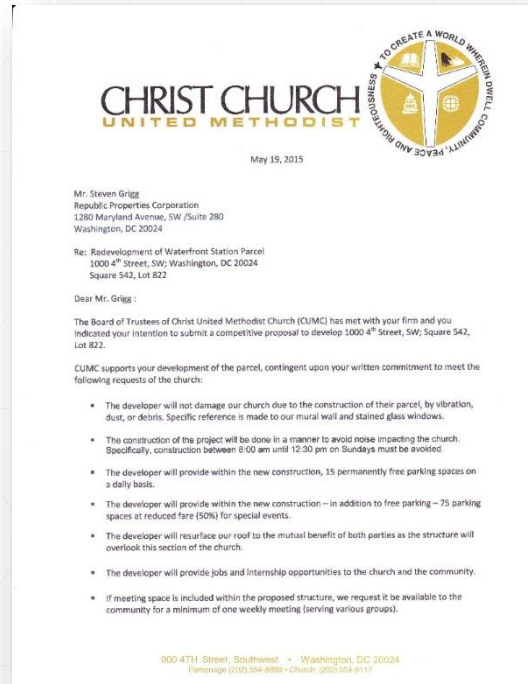
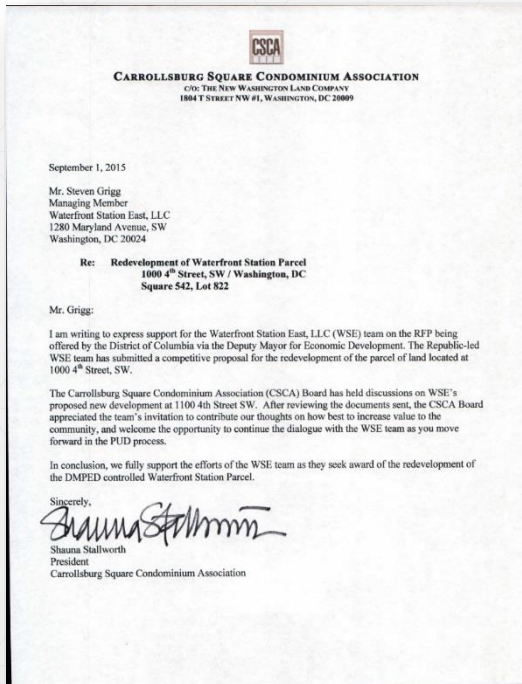
- Coordinate with the Office of Apprenticeship Programs and the DC Apprenticeship Council to provide training to neighborhood residents
- The training model includes:
 - ✓ Outreach & Recruitment
 - ✓ Work Readiness & Literacy Training
 - ✓ Classroom Occupational Skills Training
 - ✓ Job Placement
 - ✓ Mentoring
- The Waterfront Station project will create:
 - 360 total jobs
 - 320 construction and temporary jobs
 - 40 permanent, on-going jobs, including 32 restaurant/retail jobs and 8 residential management and maintenance jobs
- We commit to First Source Agreement wherein, 51% or 190 of those new jobs will be held by District Residents

Community Outreach Letters

Carrollsborg Condominium

Christ United Methodist Church

ANC 6D



Key Attributes of WSE Team

- Experienced Developer-Owners
- DC Centric Team with Track Record of Success
- PUD Compliant to Accelerate Delivery of Housing
- Attractive Architectural Design & Building Attributes
- Integrates Affordable Housing throughout the building
- New Neighborhood-Serving Retail on 4th Street
- Focus on Sustainability and Sense of Permanence
- Ensured Resident Training and Hiring Plan
- 100% CBE Equity and Development Participation
- Outreach and Community Benefits

