

Shaw 42 Developers

Shaw 42 Developers' team members have extensive experience delivering high quality, mixed income, multi-family housing in Washington, DC.

TenSquare, LLC is the team leader and has been the developer and development manager of several DC projects and facilities for housing and charter school clients since its inception in January 2010. TenSquare is also a DC Certified Business Enterprise (CBE). Specializing in multifamily property development,

Chapman Development Group, LLC has repeatedly demonstrated its commitment

to building quality affordable housing in the nation's capital through projects such as The Grays, Warder Mansion, and The Olympia. Our general contractor partner, Forrester Construction, is a leader in its field and built the Watha T. Daniel Library in the Shaw neighborhood. With significant experience in innovative design and project management, **R2L Architects** proposes an elegant solution to the architectural challenges of Parcel 42 and is very familiar with the neighborhood.



Development Vision

Once developed, Parcel 42 will serve as a gateway to the historic Shaw neighborhood. Beginning with a strong building base, Shaw 42 Developers envision an urban square at the intersection of 7th Street and Rhode Island Avenue, NW. Shaw 42 Developers propose a rich, colorful, and well-proportioned building which recalls aspects of prominent Washington apartment buildings further downtown, but also includes unique design features in keeping with the Uptown Arts District. The top floors of the building are a dynamic and contemporary composition of glass and lighter materials such as recycled composite wood cladding and metal panels. This change of materials and irregular form tends to break down the overall bulk of the building, particularly as it transitions down from the 7th Street corridor to the residential neighborhood to the east. Prominent storefront entrances at the corner and along 7th Street, coupled with a proposed public entrance along 7th Street to the landscaped courtyard at the center of the building will enliven the street and attract retail uses to this important intersection. The aesthetic vision for the design is a direct result of several meetings with local stakeholders (including ANC members) who have repeatedly stressed their strong desire for a contemporary design that respects the area's history while informing its future.

Development Program

Shaw 42 Developers proposes 7 floors of approximately 15 residential units each, totaling 105 apartment housing units. In accordance with industry best practices, the 21 units dedicated to affordable housing will be evenly distributed throughout the building on all floors and among all unit types. These units will be available solely to households having annual incomes at or below 50% of Area Median Income (AMI). These market rate households will join the new residents of Progression Place and CityMarket at O in patronizing local small businesses and revitalizing the 7th Street corridor in Shaw.

The development program includes the construction of 104,604 gross sq ft, directly across from a Metro Station. The net leasable square footage is 78,239 sq ft of residential space. The development program is supported by up to 114 parking spaces available for both the residential and retail uses.

The total development budget for the conceived project is more than \$37,000,000 and requires no cash subsidy from the District. The affordable housing component is funded by the sale of 4% Low Income Housing Tax Credits and the land value generated by the market rate uses.

Community Benefit

Shaw 42 Developers' plans include an exciting array of mixed uses that will provide substantial benefits to the residents as well as the larger Shaw community and neighborhood. The project includes some 5,000 square feet of retail and commercial uses. The open courtyard and covered terrace that are part of the innovative design of the apartment building will be attractive and inviting to the residents and their guests alike. The small parcel across the alley will include a playground, bike racks and other features determined after further discussions with the neighborhood and ANC.

Additionally, the proposed project will generate approximately 500 construction and development related jobs; which will generate over \$500,000 in new payroll taxes during the construction period alone. At least 51% of these new jobs create will go to qualified DC residents. At least 15 new permanent jobs will be added in the 5,000 sq ft of new retail development, along with new permanent jobs managing the residential components and operating the parking garage.

- ❖ Proposed Construction Period from APR 2014 - SEP 2015; Occupancy in NOV 2015
- ❖ Courtyard on ground floor and covered outdoor terrace
- ❖ Playground, landscaping and bicycle racks on adjacent lot across alleyway
- ❖ Onsite underground parking
- ❖ 5,000 sq ft of retail and commercial uses
- ❖ 105 Units: Studios, 1BR and 2BR
- ❖ 21 affordable apartments distributed throughout the building at 50% AMI
- ❖ Modern kitchens with granite countertops and energy star rated appliances
- ❖ In-unit washer and dryers

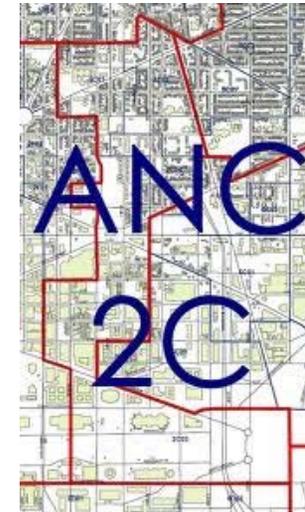
Shaw 42 Developers



The Shaw 42 Developers Team Includes YOU!

- Development Partners:
TenSquare and Chapman Development
- Design Team: R2L Architects
- Construction Manager: Forrester Construction
- Financing Consultant: Audubon Enterprises

THE COMMUNITY



TenSquare™



FORRESTER
CONSTRUCTION COMPANY

R2L:ARCHITECTS

Your Requests for Parcel 42

- **Beautiful Design**
- **Underground Parking**
- **Amenities, including: rooftop pool and outdoor community space**
- **LEED Gold Design**
- **Housing Variety**
- **Affordable Housing**

We Live Here Too



TRAFFIC



BLAND



NOISE

Our Team is Committed to the Highest Quality Design and Construction

Warder Mansion



The Olympia



Totten Towers



450 K St, NW

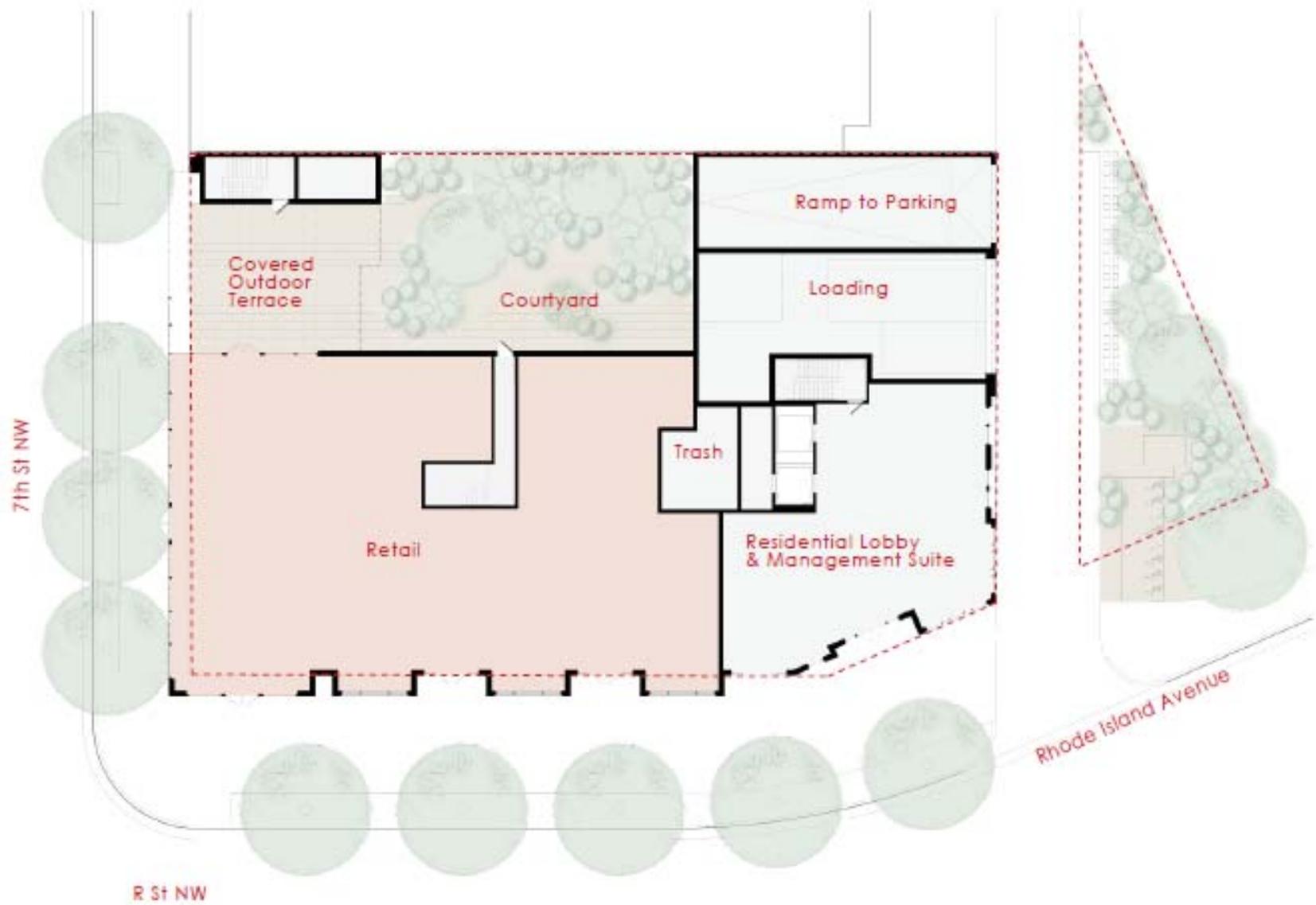


2221 14th Street NW

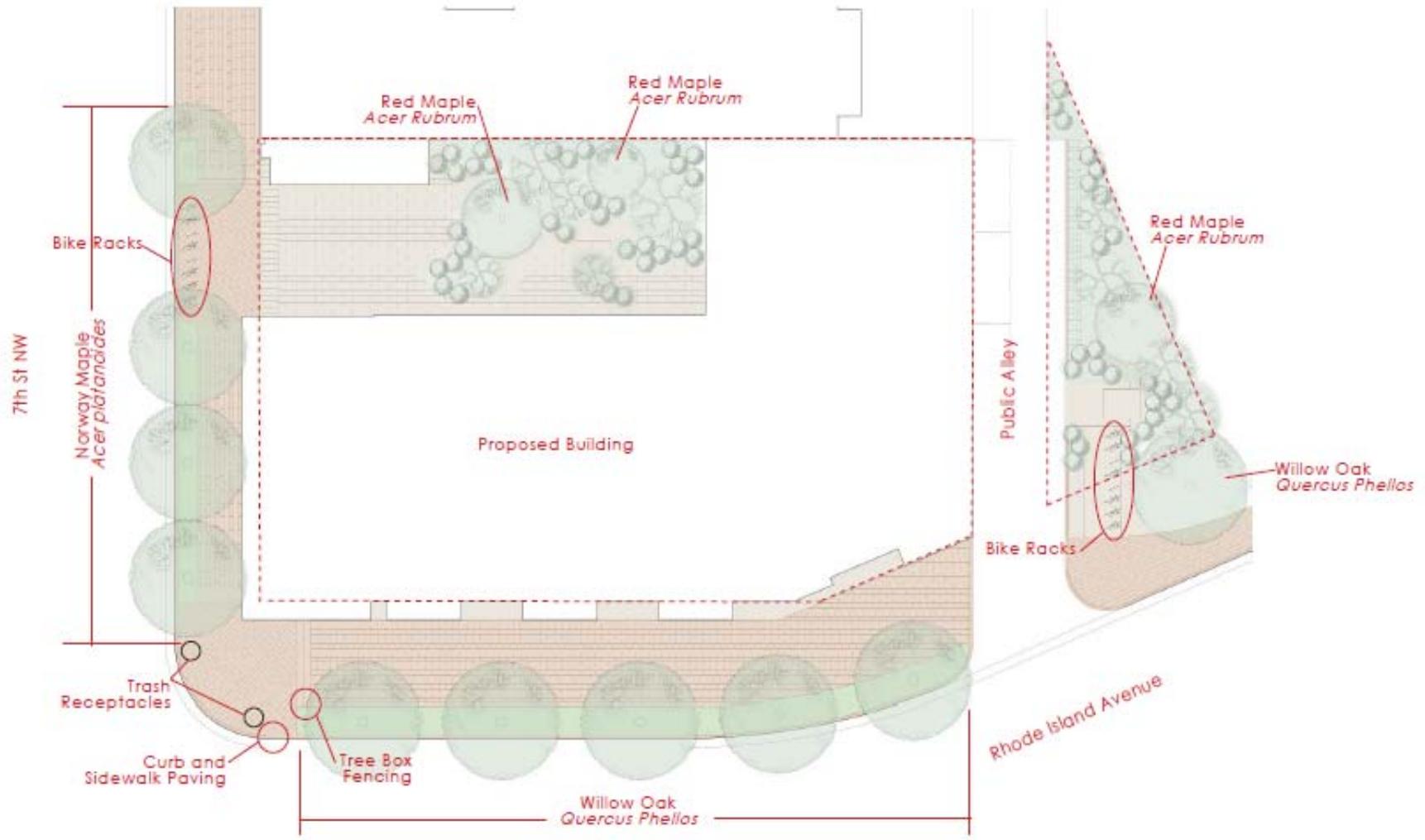


Proposed Design









Community Serving Retail

- Our development features 5000 square feet of retail.
- We will work with you to identify the best retail offering for the neighborhood.
- We have experience with the country's top retailers.



Why Shaw 42 Developers?

- Our proposal is responsive to the interests of the Shaw community.
- We respect the great history of 7th Street and this neighborhood.
- We have a long track record of successfully completing many similar projects in the District.
- We have financing ready to be committed.
- We are a local team with substantial roots in the District and members who live within blocks of this project.

