

# 2 PATTERSON STREET, NE

---

NOVEMBER 28, 2018



TISHMAN SPEYER



# AGENDA

---

- I. **TEAM BACKGROUND**
- II. **PROJECT VISION & DESIGN**
- III. **PROPOSED DEVELOPMENT PROGRAM & USES**
- IV. **COMMUNITY BENEFITS**
- V. **CONCLUSION**





# TEAM BACKGROUND



TISHMAN SPEYER



STUDIOS  
architecture

## **TISHMAN SPEYER (Lead Developer)**

- Founded in 1978, currently 18 regional offices supported by over 100 property and project offices in 30 markets across the globe; acquired, repositioned, developed, and operated over \$88.1B of property across the United States, Europe, Latin America, India and China

## **THORON CAPITAL (CBE, Local Developer)**

- Active in real estate development in Washington, D.C. for over ten years; executed over \$400M in successful development and investment transactions

## **STUDIOS Architecture (CBE, Architect)**

- International architecture and interior design firm with award-winning projects highlighted by program-driven design; over 275 employees in six global offices

## **DAVIS (General Contractor)**

- Provides comprehensive general contracting services, including construction management, preconstruction and design-build expertise

## **KCE Structural Engineers (CBE, Structural Engineer)**

# PROJECT VISION & CONCEPT OVERVIEW

## CREATE A VIBRANT, MIXED-USE COMMUNITY IN THE NoMa SUBMARKET



*Rendering for Conceptual Purposes Only*

### DEVELOPMENT PROGRAM

- 30% affordable housing (131 affordable units; 304 market rate; 435 total)
- Maximize density with thoughtful design
- Limit parking impact
- Incorporate robust amenity program
- Minimize District subsidy
- Add community servicing retail component
- Complement upcoming NoMa Meander with greenspace
- Leverage Tishman Speyer's robust sustainability program and continue pushing sustainability standards by targeting LEED Gold certification

<b>2 Patterson Development Program</b>	
Structure	High-Rise (Concrete)
Stories	13
Building GSF	399,950
Zoning / FAR	D-5/9.5x
Market Rate Units	304
Affordable Units	131
Retail (SF)	14,000



# DEVELOPMENT PROGRAM AND USES

## ADDITIONAL PROJECT DETAIL

- Maximize as-of-right residential density while enhancing walkability of neighborhood
- No permanent residential parking spaces, ride-sharing will be accommodated via a small surface level parking area to accommodate pick-up and drop off services
- Parking plan will minimize environmental and traffic impacts
- Streetscape design will comply with NoMa Streetscape Guidelines and the Mid City East Small Area Plan
- Add a vibrant and active public park space (~20,000 square feet)

## PROGRAM USES

	Parking	Retail	Service	Common	Gross Residential	Unit Count
Level 1	1,500	14,000	1,900	10,500	10,500	
Level 2				3,150	19,750	22
Level 3				2,350	17,550	20
Level 4				3,600	31,700	37
Level 5				3,600	31,700	37
Level 6				3,600	31,700	37
Level 7				3,600	31,700	37
Level 8				3,600	31,700	37
Level 9				3,600	31,700	37
Level 10				3,600	31,700	37
Level 11				3,600	31,700	37
Level 12				3,600	31,700	37
Level 13				3,600	31,700	37
Penthouse				4,600	17,750	18
<b>Total</b>	<b>1,500</b>	<b>14,000</b>	<b>1,900</b>	<b>56,600</b>	<b>382,550</b>	<b>435</b>

## UNIT MIX

	Total	% of Units	Total RSF	# Units
Studio		15%	32,625	65
1 Bedroom		53%	148,834	229
2 Bedroom		20%	82,650	88
3 Bedroom		12%	61,841	53
<b>Total</b>		<b>100%</b>	<b>325,950</b>	<b>435</b>

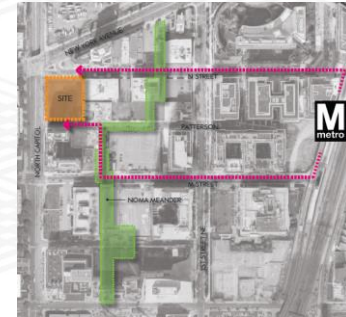
## AFFORDABLE HOUSING PROGRAM

---

- Total of 131 (30% of total units) affordable units at very low income (30% AMI) and low income (50% AMI) levels
- 33 units (25% of affordable units) reserved for renters at or below 30% AMI level
- Additional 98 units (75% of affordable units) reserved for renters at or below 50% AMI level
- 304 market rate rentals

# COMMUNITY BENEFITS

- Adds 131 Affordable Dwelling Units (ADUs) to community (30% of total units) at very low income (30% AMI) and low income (50% AMI) levels
- Establishes a signature gateway and public park amenity in the heart of the NoMa neighborhood further enhancing the walkability and connectivity of the city
- Community serving retail use
- Greenspace and retail will have communally beneficial programming
- Based on existing relationships with NoMa BID and NoMa Parks Foundation, the 2 Patterson site can be utilized for the continuation and expansion of already existing community programming at 1150 First Street, NE
- Team has engaged ANC 6C02, ANC 6C06, DDOT, NoMa BID, NoMa Parks Foundation, Wood Partners, and Covenant House



Site Diagram



# ADDITIONAL COMMUNITY BENEFITS

---

## **FIRST SOURCE**

- As part of the development project, the Respondent will enter into a First Source Agreement
- Respondent Team members are experienced with compliance with D.C. First Source Agreement requirements

## **CBE PARTICIPATION**

- Tishman Speyer and its project team are committed to subcontract at least 35% of the total development budget to Small Business Enterprises (“SBEs”) and/or qualified Certified Business Enterprises (“CBEs”)
- Tishman Speyer has assembled a project team that includes three CBEs – Thoron Capital, STUDIOS, and KCE Structural Engineers
- Pursuant to the CBE requirements of this RFP, Thoron will be 20% of the Sponsor equity for this project

## **DAVIS BACON**

- The development project Respondent will comply with the provisions stated in the Davis Bacon Act, if applicable



# CONCLUSION



TISHMAN SPEYER



STUDIOS  
architecture

## HIGHLIGHTS

- Opportunity to activate an infill site that incorporates the goals of the community
- Pedestrian friendly environment with the incorporation of a new park and neighborhood serving retail
- Affordable housing to meet the needs of projected job and population growth
- Premier architectural design for sustainable, Class A quality real estate that complements the growing NoMa submarket

## WHY TISHMAN SPEYER & THORON?

- Meet and exceed DMPED and community goals
- Financial wherewithal and committed long-term funding plan
- Experience leading complex, mixed use development projects
- Maximizing community benefits
- Well rounded local project team with global expertise

**PRIMARY CONTACT INFORMATION: Henry Ross; [HRoss@TishmanSpeyer.com](mailto:HRoss@TishmanSpeyer.com)**