PENNROSE
Bricks & Mortar | Heart & Soul

REPUBLIC
FAMILY OF COMPANIES

D.C. central kitchen

THE C.A. HARRISON COMPANIES, LLC

Mount Airy Baptist Church
"A Monument to Jesus"

COMMUNITY PRESENTATION

NORTHWEST ONE PARCEL

DMPED SOLICITATION

West NoMa, LLC

APRIL 1, 2017

WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS

WDG

BOHLER ENGINEERING

leeandassociatesinc

Presentation

Agenda for Presentation

- Team Members
- Our Track Record
- NW One Project Goals
- Development Program
- Design Vision
- Emphasis on Affordable Housing
- Community Benefits
- Great Partner

WEST NoMa, LLC – Team Members

Development Team

- Pennrose
- Republic Properties
- The CA Harrison Companies
- Mt. Airy Baptist Church

Architecture and Engineering

- Wiencek + Associates
- WDG Architecture
- Bohler Engineering
- Lee and Associates

Community Partners

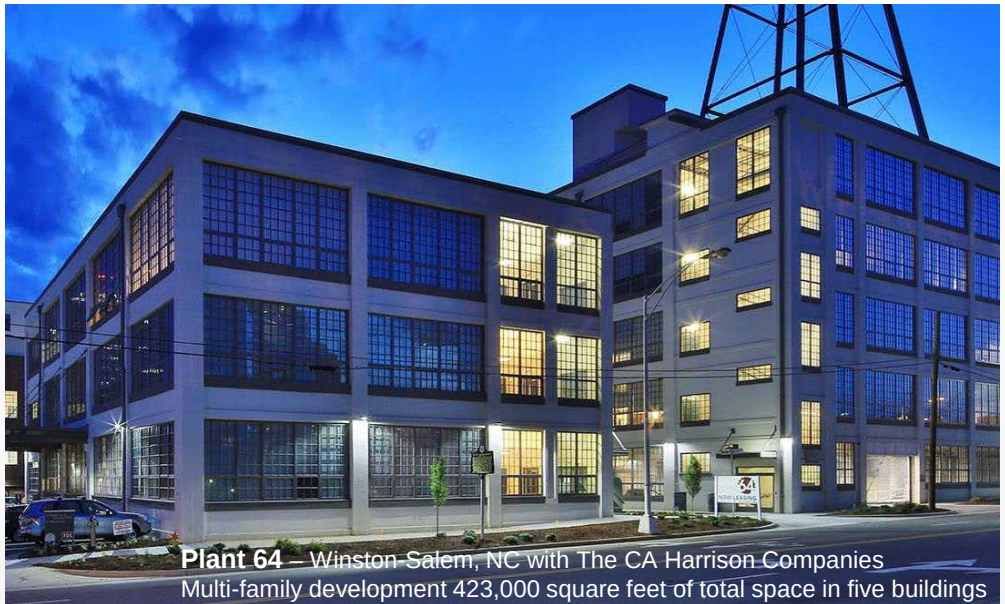
- DC Central Kitchen
- Mt. Airy in Action

Our Track Record

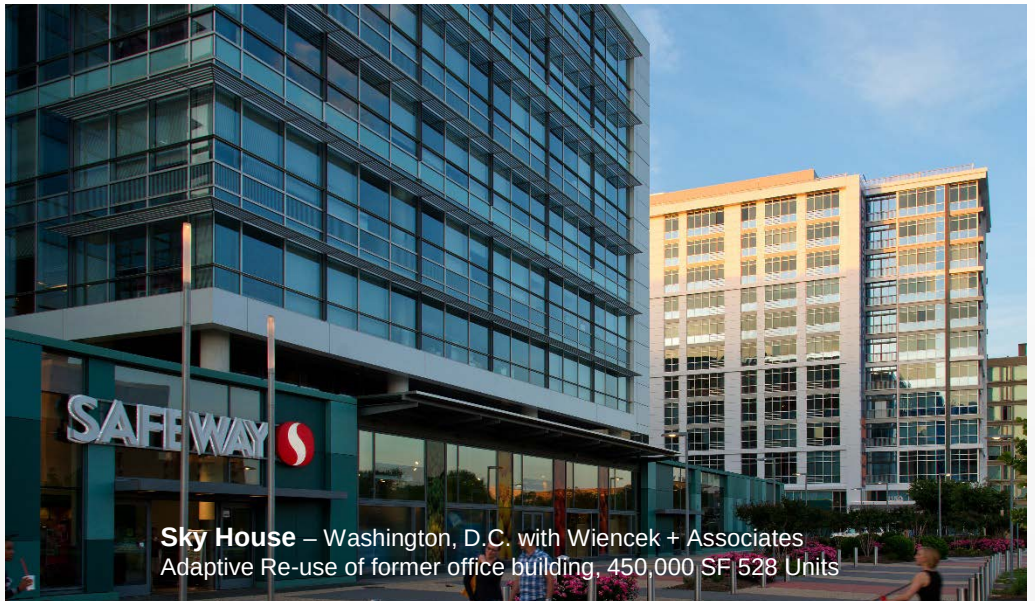
Mixed Income Communities

Deanwood Hills – Washington, D.C. with Pennrose
150- unit community located at 5201 Hayes St. NE in Ward 7's Deanwood neighborhood

Millbrae at Bart – San Jose, CA with Republic Properties
Apartments (321 Units) + Mixed-Use Office (150k sf) and Hotel (110 keys)



Plant 64 – Winston-Salem, NC with The CA Harrison Companies
Multi-family development 423,000 square feet of total space in five buildings

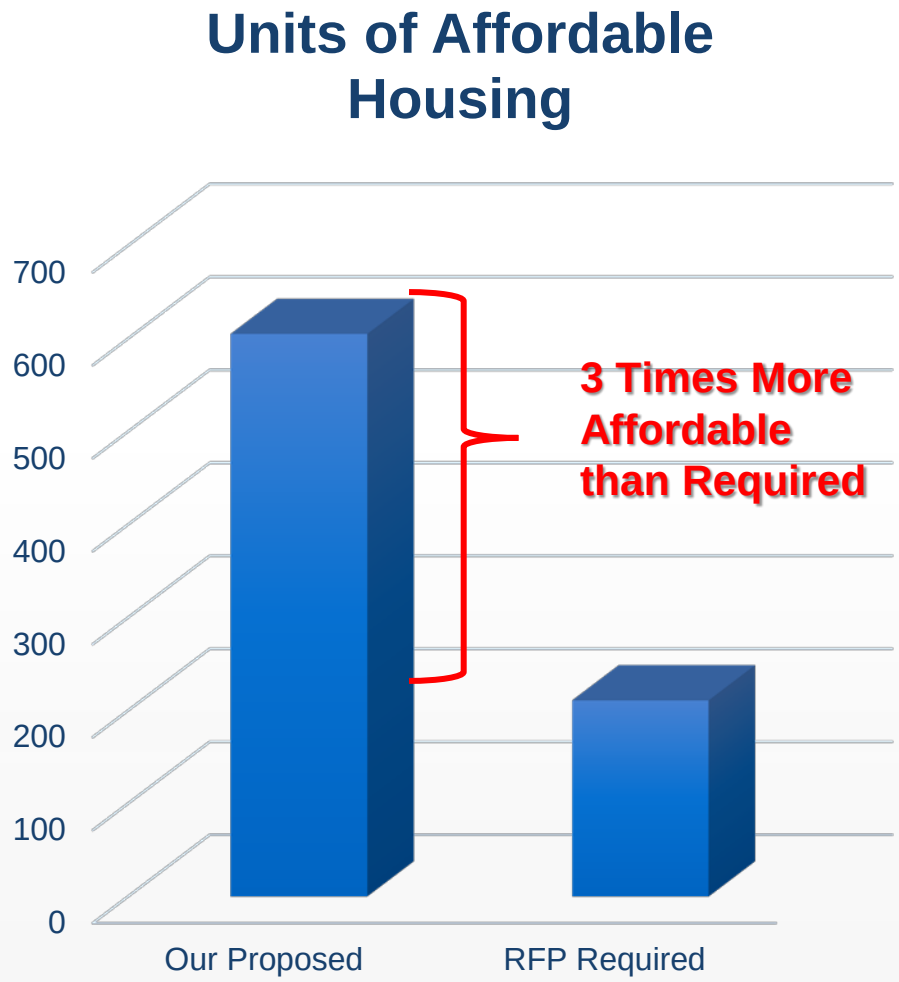


Sky House – Washington, D.C. with Wiencek + Associates
Adaptive Re-use of former office building, 450,000 SF 528 Units

NW One Project Goals

Exceeding Stated Objectives

- Increase Affordable Housing
- Grow the District's Employment Sector
- Creating a Vibrant and Competitive Place
- One for One Replacement
- Opportunity for Resident Return/Stay
- Mixed-Income Housing
- Build First Principles
- Activation of Ground Floor and Public Space
- Amenities and Public Spaces for Building Residents



Development Program

Development Summary

- 1.1 Million Square Feet across 3 Phases
- Expand Site to Include Mount Airy Church Site
- Far Exceed Affordability Requirement
  - 600+ Units Of Affordable Housing
  - 211 Replacement Units At Up To 30% AMI
  - 311 Affordable Housing Units Up To 60% AMI
  - 79 Senior Affordable Housing Units on Church Parcel
  - 3 & 4 Bedroom Townhomes
- 55% Affordable - 45% Market Rate
- Open to Possibility for Home Ownership
- Meet and Exceed Green Building Code
- Two Options

d.c. central kitchen

LIDL

Development Program

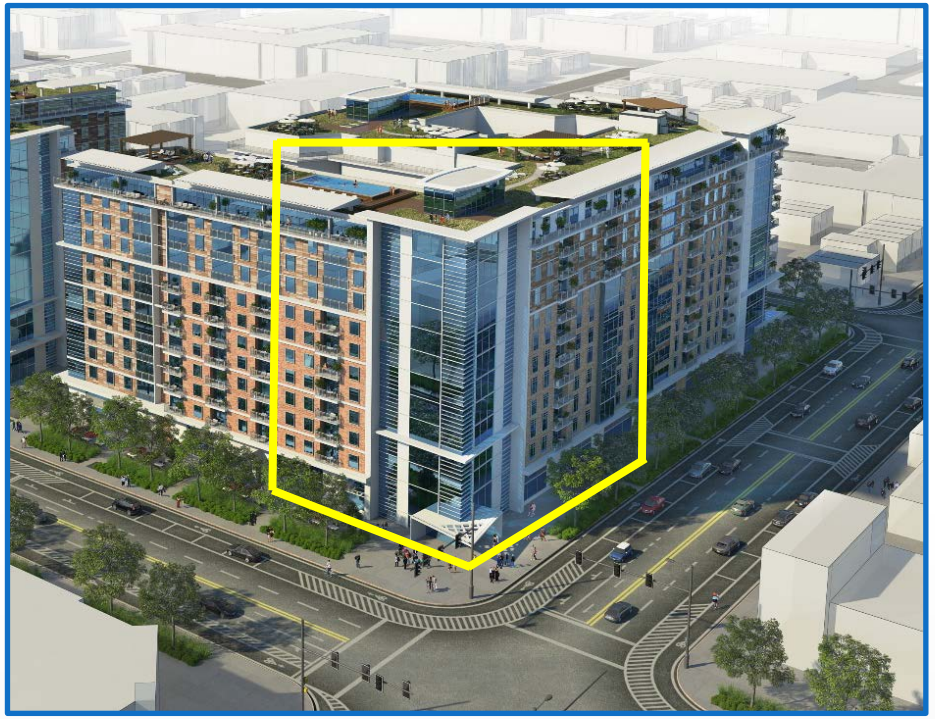
Option 1 – All Residential with Retail

- 1098 Residential Units
  - 52 Three & Four Bedroom Townhomes (4.7%)
  - 245 Studios (22.3%)
  - 583 One Bedroom (53.1%)
  - 218 Two Bedrooms (19.9%)
- 600+ Affordable Units (55%)
- 497 Market Rate Apartments (45%)

- High Amenity Package: In Apartments, On Rooftops, Open Spaces, & Community Spaces
- Community Services: Day Care, Health Clinic, Elder Care, Recreation
- Community Retail: Neighborhood Grocery - Lidl
- Job Training & Apprenticeship

Development Program
Option 2 – Residential with Hotel Component and Retail

- 150 Key Hotel
  - Increases Jobs
  - More Fiscal Return
  - Better Returns to City



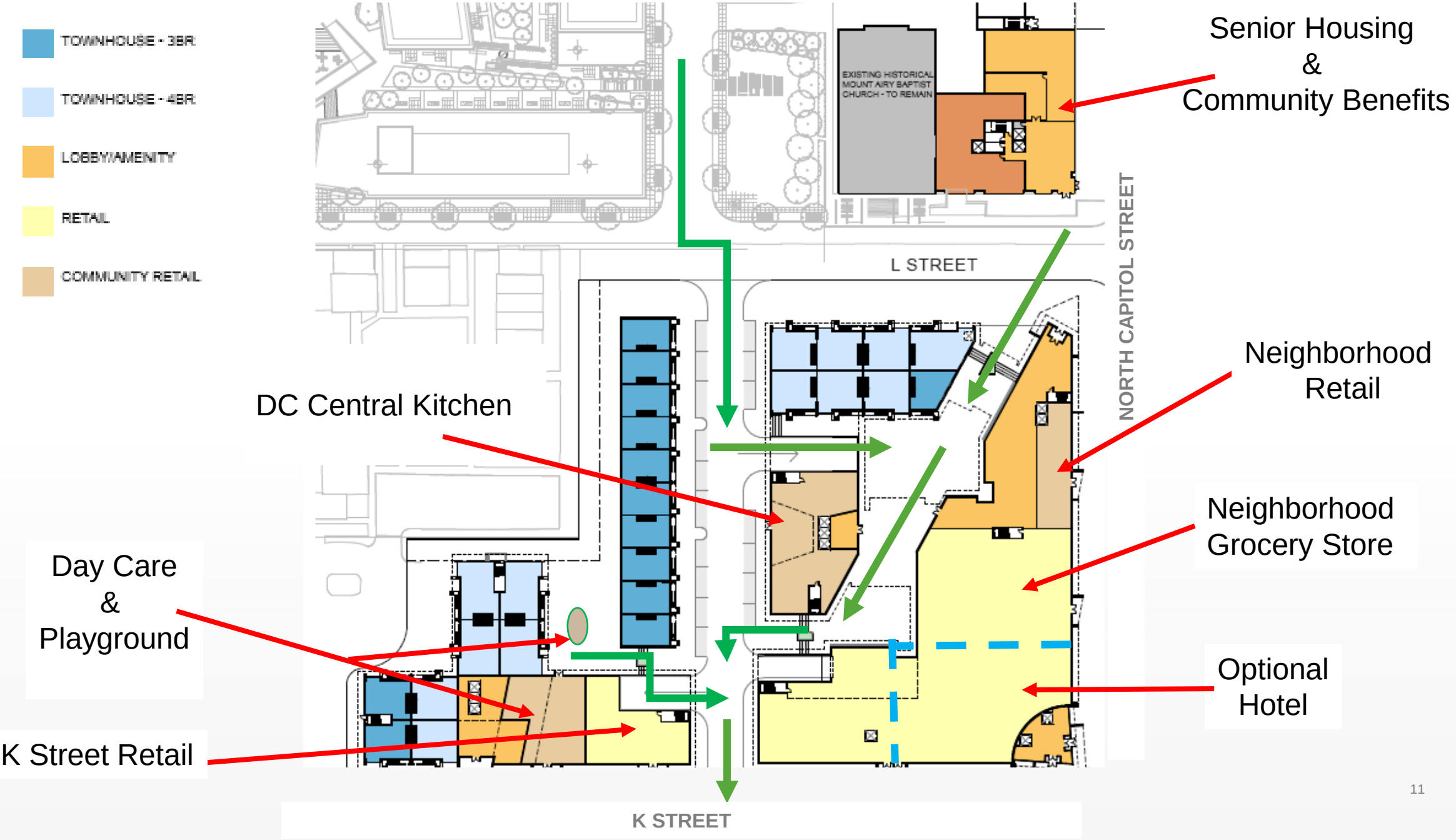
- 948 Total Residential Units
- 525 Affordable Units (55%)
- 423 Market Rate Apartments (45%)
- Same Amenities, Community Services, and Retail as Option 1
- Job Training & Apprenticeship

Our Design

Vision and Architectural Design

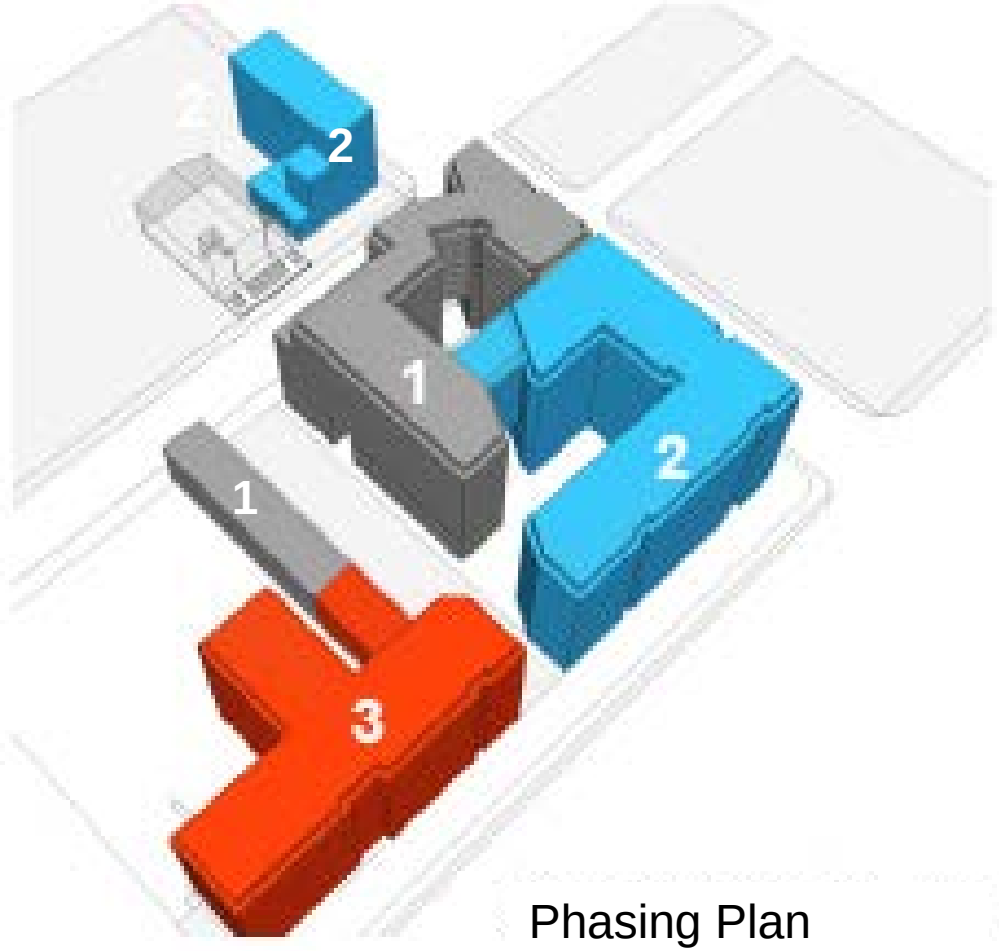
Connecting | Restoring | Living

K ST NW
K ST NW

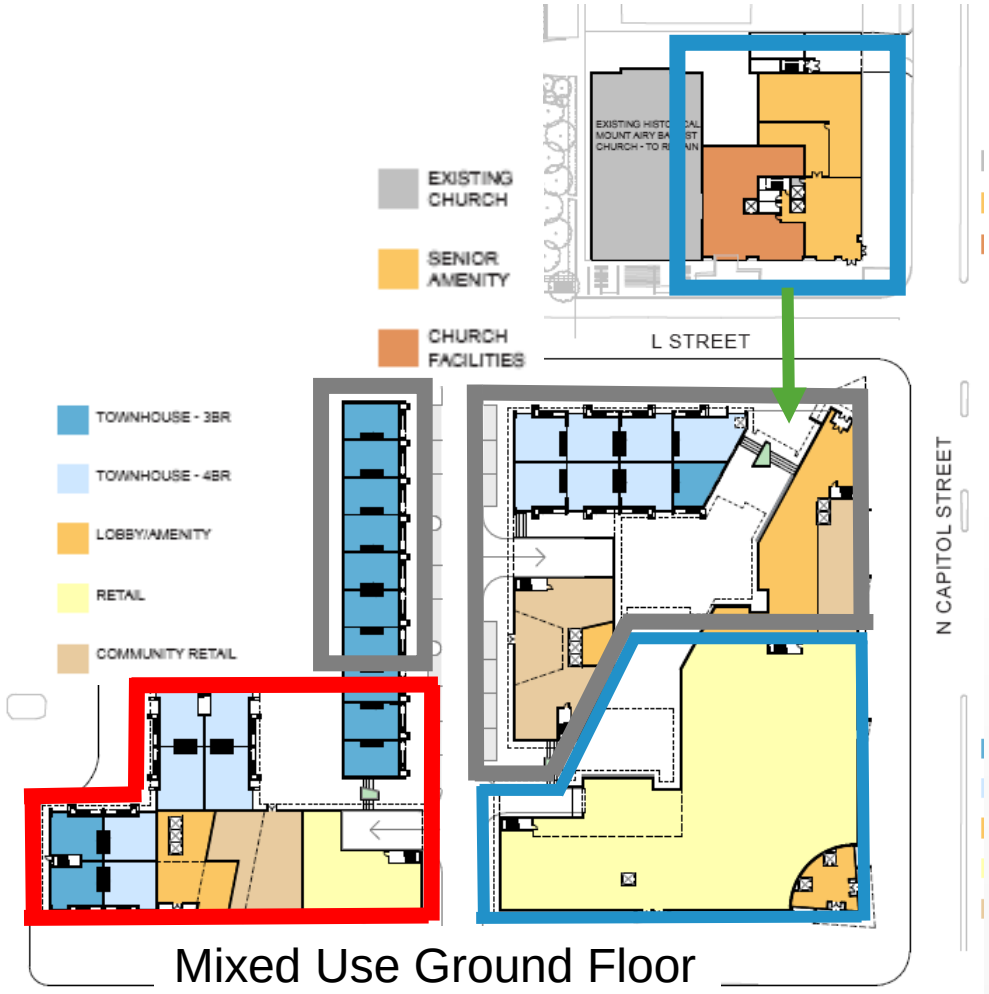

TOWNHOUSE - 3BR
TOWNHOUSE - 4BR
LOBBY/AMENITY
RETAIL
COMMUNITY RETAIL
EXISTING HISTORICAL MOUNT AIRY BAPTIST CHURCH - TO REMAIN
L STREET
NORTH CAPITOL STREET
K STREET
Senior Housing & Community Benefits
Neighborhood Retail
Neighborhood Grocery Store
Optional Hotel
DC Central Kitchen
Day Care & Playground
K Street Retail

Our Design

Phasing Plan



Phasing Plan



Mixed Use Ground Floor

Our Design

Our Design

Vision and Architectural Design

View from North Capitol and K St facing Northwest

Our Design

Vision and Architectural Design

Street-Level perspective from North Capitol and L St facing Southwest

Our Design

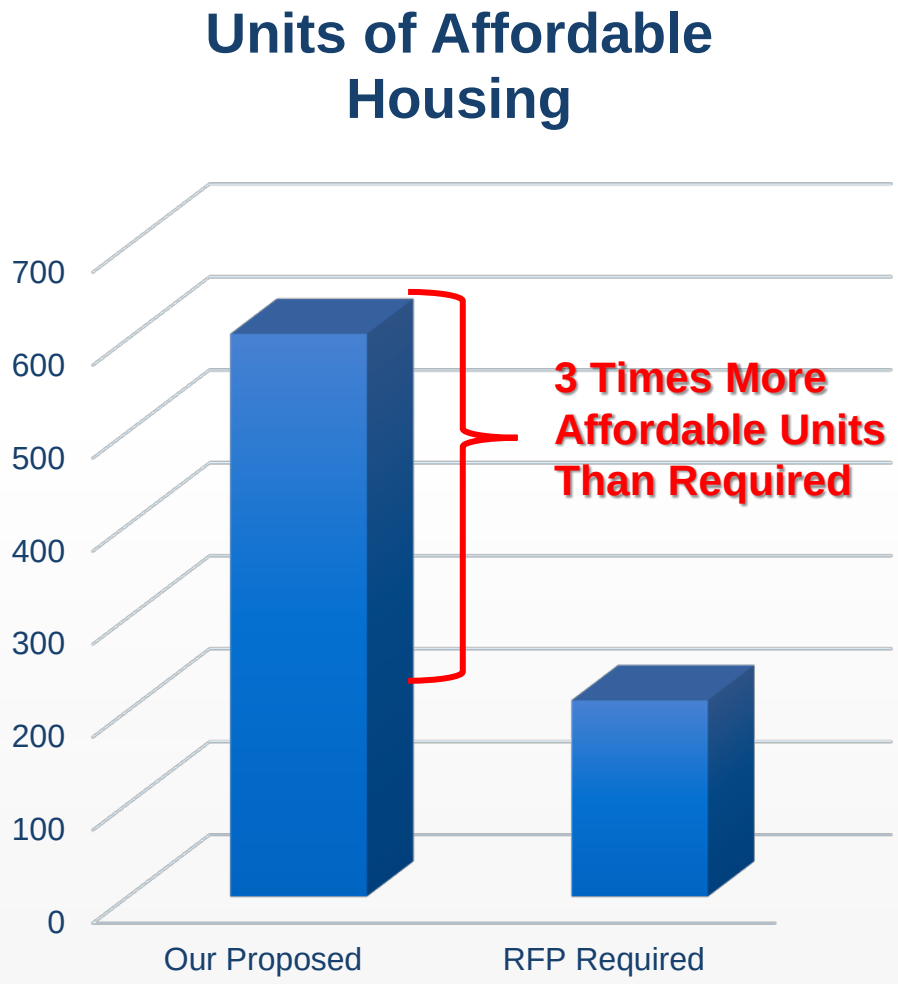
Vision and Architectural Design

Mt. Airy Church Addition & Senior Housing - View from North Capitol and L St facing Northwest

Our Project

Emphasis on Affordable Housing

- Exceeding Affordability Requirements By 400 Units
- 79 Senior Affordable Units Located On Mt. Airy Parcel
- Apartment Units Fully Integrated Between Affordable And Market Rate
- 52 Affordable Family Size Units In Stacked Townhomes



Our Track Record

Mixed-Income Management

We Build. We Own. We Manage.

- 300 Property Management Staff
- 130 Properties Under Management
- 8,000 Unit Portfolio

- Commitment & Experience Delivering Integrated Housing and Social Services
- Experience with Relocating Displaced Families
- Experience with DCHA & DMPED with New Communities

Charles L. Edson Tax Credit Excellence Award - Public Housing

The Oaks at Park Pointe

Griffin, Georgia

Smart Growth Award

The Heritage at Alexander Hamilton

Paterson, New Jersey

Property Management Company of the Year (Affordable)

Pennrose Management Company

Our Project

Community Benefits

- Mount Airy
  - Day Care/Head Start
  - Elder Care
  - Health (Telehealth) Clinic
  - Recreation/Fitness
  - Expanded Credit Union
- Pennrose
  - Property Management Apprenticeship & Placement

70% of Team is CBE

- Balfour Beatty & OIC/DC
  - Construction Services and Jobs
  - Local and Small Businesses
- DC Central Kitchen
  - Culinary Academy & Test Kitchen

DMPED INTERVIEW AND PRESENTATION

NORTHWEST ONE PARCEL

DMPED SOLICITATION

APRIL 1, 2017

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