



Presentation to Lamond-Riggs Citizens Association

Fort Totten South
Washington, DC

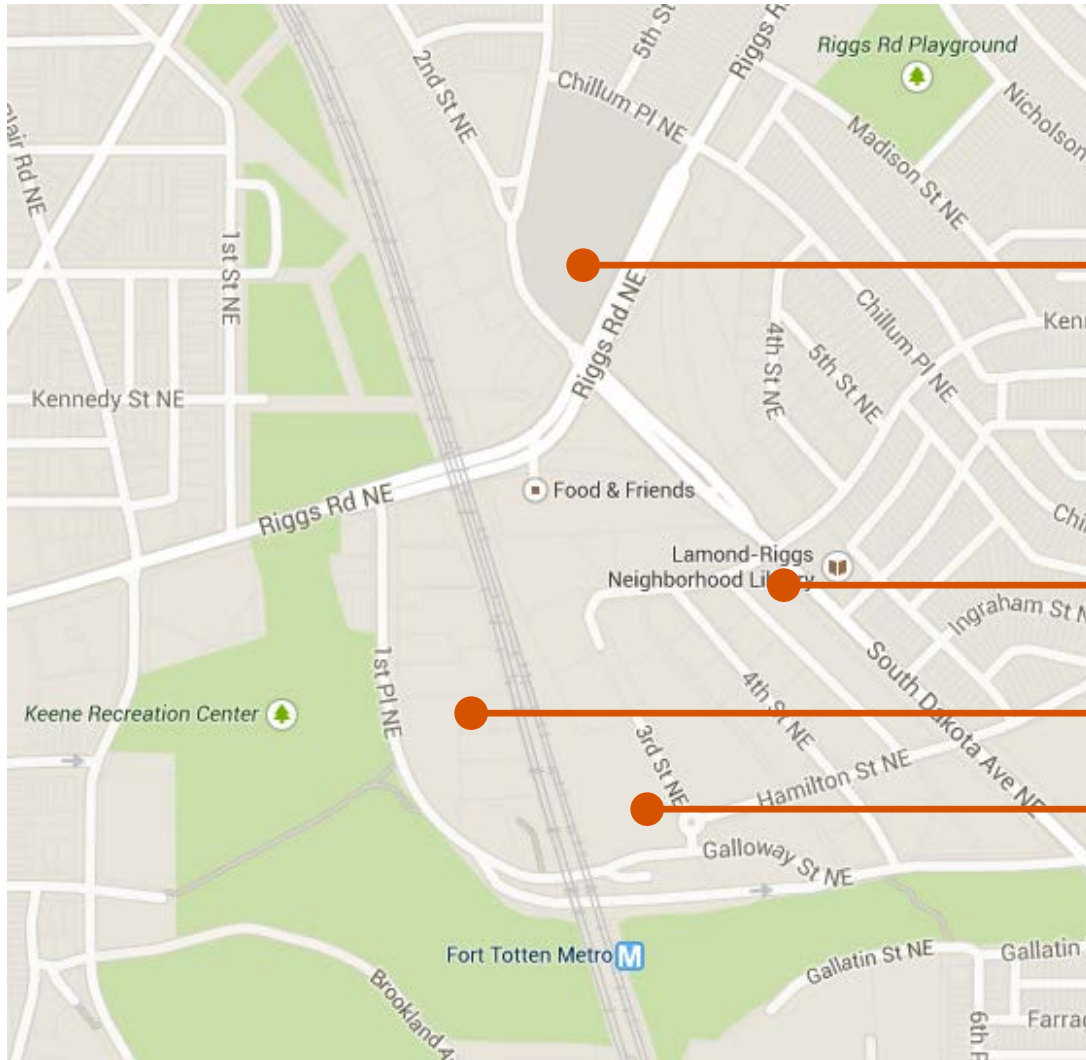
October 3, 2016



Fort Totten Washington, DC



Fort Totten Rental Developments



Neary 1,400 rental units recently completed or in pipeline

Fort Totten Square

Art Place at Fort Totten

Donatelli/WMATA

The Aventine

Fort Totten South Washington, DC

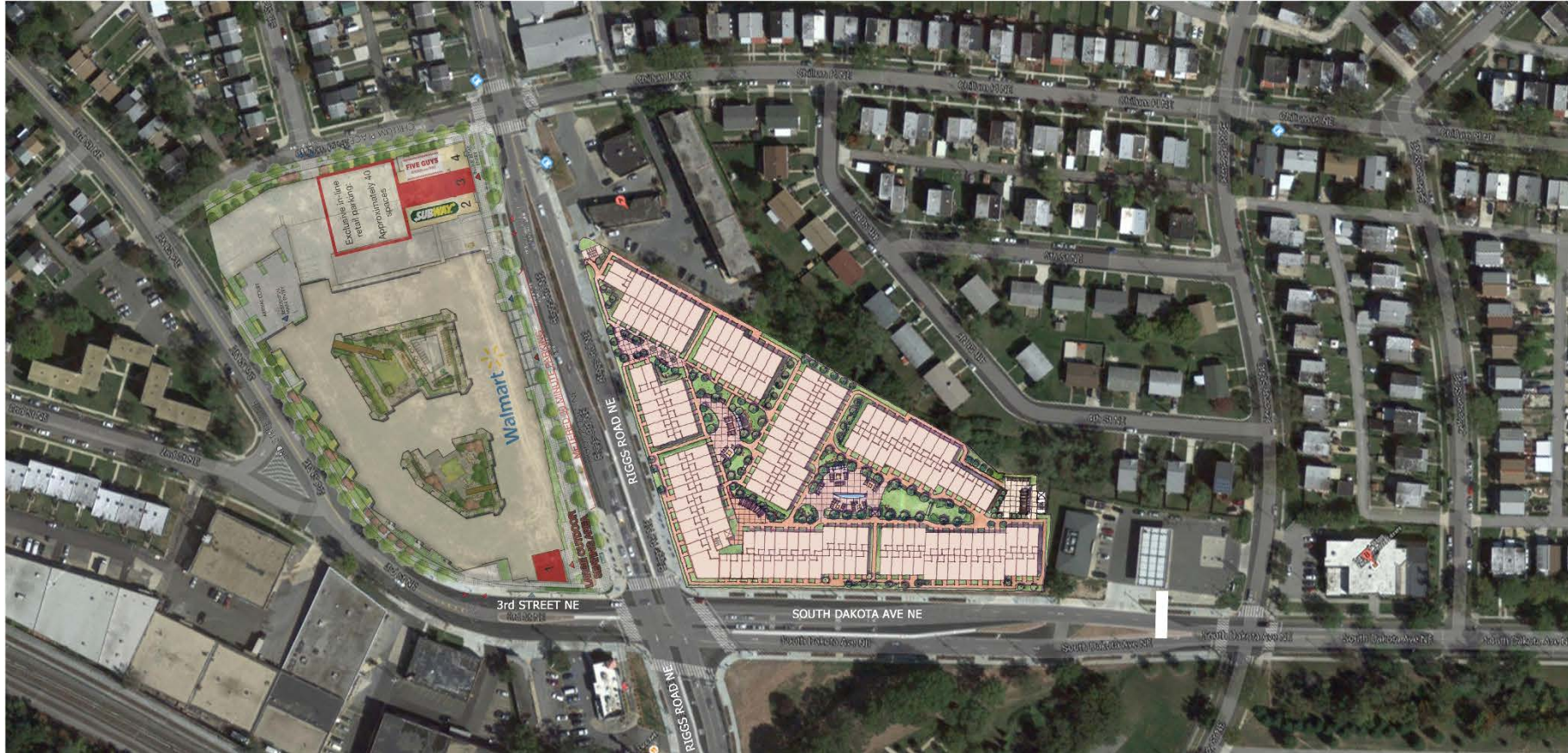


Townhome over podium concept provides homeownership opportunities at moderate density that transitions between single family homes and nearby apartments

Approx. Development Program:

149 Market Rate Townhomes
31 Affordable Townhomes
26,000 SqFt Retail

Conceptual Aerial Site Plan



Conceptual Site Plan



FORT TOTTEN - FEASIBILITY STUDY
2/9/15

CALCS/ DATA:

ZONING
 *C-2-A - BY RIGHT
 SET BACKS - REAR - 15 MIN
 HEIGHT - 50' MAX
 F.A.R. - 2.5 MAX RESIDENTIAL
 - 1.5 MAX - OTHER PERMITTED USES

PROPOSED

RESIDENTIAL
 BACK-TO-BACK TH = 159 UNITS
 LOFT TH = 21 UNITS
 TOTAL = 180 UNITS
RETAIL
 = 26,615 G.S.F. +/-

PARKING

RESIDENTIAL
 STRUCT. GARAGE = 197 SPACE
 (= 1.09 SPACES/UNIT)

RETAIL

STRUCT. GARAGE
 STANDARD = 84 SPACES (92%)
 COMPACT = 7 SPACES (8%)
 SUB TOTAL = 91 SPACES (100%)

SURFACE (ON STREET)
 PARALLEL = 9 SPACES
 TOTAL = 100 SPACES
 = 3 SPACES / 1000 GSF

DENSITY
 180 UNITS / 3,6894 +/- AC = 48.78 +/- DU / AC

*** NOTES:**

1. N/P.U.D. ZONING, POTENTIAL HT MODIFICATION FOR LOFT LEVEL

Perspective "A" – Riggs Road



Perspective "B" – South Dakota Avenue



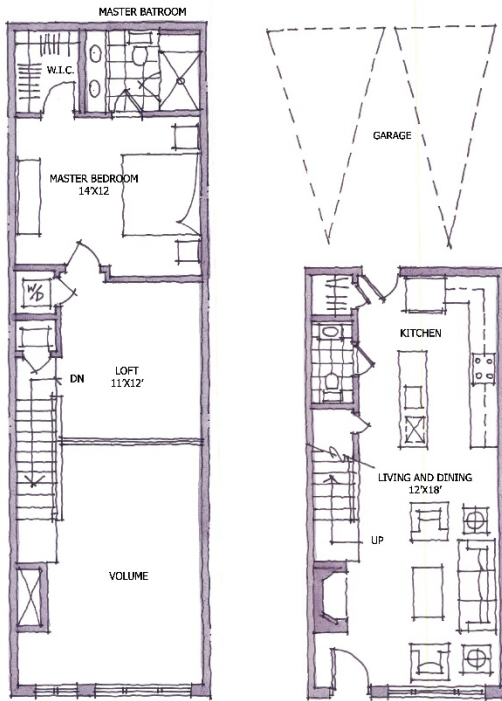
Perspective "C" – Above the Podium



Conceptual Streetscape Elevation



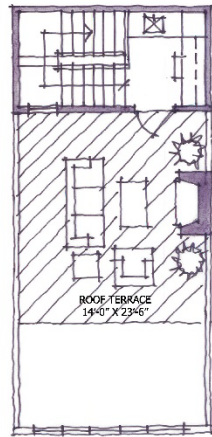
Conceptual Floor Plans



LOFT - UPPER LEVEL

LOFT - LOWER LEVEL

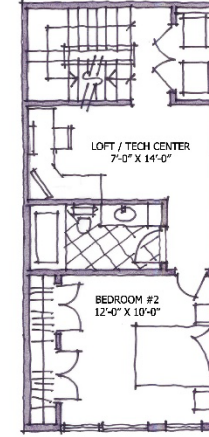
LOFT TOWNHOMES



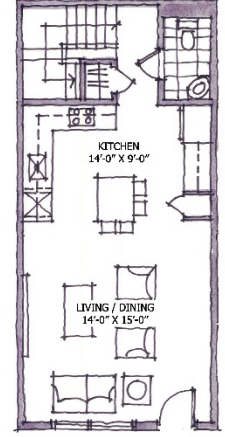
ROOF TERRACE (W/ P.U.D. ZONING)
STAIR AND WET BAR - 105 SQ.FT.
ROOF TERRACE - 325 SQ.FT.



THIRD OR SECOND FLOOR PLAN
480 SQ.FT.



THIRD OR SECOND FLOOR PLAN
480 SQ.FT.



FIRST FLOOR PLAN
480 SQ.FT.
TOTAL = 1,545

TOWNHOMES

Key Terms of Land Disposition

- Total units: approximately 180
- Homes on District Parcel: approximately 102
- 30% of homes associated with District parcel will be affordable
- 5,000 sf of retail space to be leased to local/unique retailers
- Per CBE requirements, opportunities to be created for small and local businesses
- Per First Source requirements, jobs to be created for District residents
- Developer to comply with Green Building Act of 2006
- Purchase price: \$2 million, with additional proceeds to the District if extra density or units are achieved

Affordable Housing

- 30% of 102 homes associated with DC parcel will be affordable
- 31 affordable units in current development proposal

50% AMI Homes

| Unit Type | HH Size | Approx. HH Income* | Approx. Price | # Units |
|-----------|---------|--------------------|---------------|---------|
| 1 BR | 1 - 2 | \$38K - \$43K | \$113,000 | 2 |
| 2 BR | 2 - 4 | \$43K - \$54K | \$172,000 | 12 |
| 3 BR | 4 - 6 | \$54K - \$65K | \$202,500 | 2 |

80% AMI Homes

| Unit Type | HH Size | Approx. HH Income* | Approx. Price | # Units |
|-----------|---------|--------------------|---------------|---------|
| 1 BR | 1 - 2 | \$61K - \$70K | \$214,000 | 2 |
| 2 BR | 2 - 4 | \$70K - \$87K | \$293,600 | 11 |
| 3 BR | 4 - 6 | \$87K - \$104K | \$344,300 | 2 |

*Maximum household income limits are based on the Washington Metropolitan Statistical Area 2016 Area Median Income (AMI) of \$108,600 for a household of four, as published by the U.S. Department of Housing and Urban Development (HUD) on March 31, 2016.

Additional Community Benefits

- **Workforce Development**
Education and training for local workers
- **Small Business Development**
Capacity building services for local small businesses
- **Educational Development**
Funding for college scholarships for local students
- **Public Space Improvements**
Public space beautifications, including streetscape or open space improvements or funding for temporary activations of nearby open space or seed funding for Business Improvement District type group
- **Community Development**
New equipment for Riggs LaSalle Recreation Center or equipment to enhance security and minimize vandalism in the neighborhood

Note: Community Benefits Agreement to be negotiated between EYA/JBG and community

Timeline

- LDA completion and Council submission – September 2016
- LDA Approval – Fall/Winter 2016
- BZA Submission – Winter/Spring 2017
- BZA Approval – Fall 2017
- Receive Permits and Break Ground – Mid-Late 2018



THE NEIGHBORHOODS OF



THE JBG COMPANIES®

