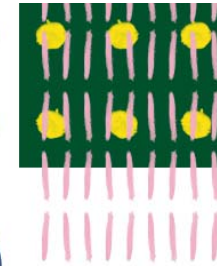




THE NEIGHBORHOODS OF
EYA



**RIGGS
PARK
PLACE** **RP**
Fort Totten, DC
AN EYA NEIGHBORHOOD

Community Update

May 26, 2020



Project Overview



Project Vision



- The Fort Totten South project is a partnership between DMPED, The JBG/Smith Companies, and EYA.
- A Community Benefits Agreement has been executed between the development team and the local community.
- Approximately 174 residential units
 - Project completed in two separate phases
 - Approximately 90 for-sale 3-BR townhomes on grade with parking located in a garage on the first floor of the house and accessed from a network of alleys
 - Approximately 84 senior rental units above a retail and parking podium with parking below grade and accessed by elevator
 - 20% or more of the 174 units are affordable (35 units)
- Approximately 20,000 square feet of retail
 - 5,000 square feet to be leased to local or unique retailers

Neighborhood Aerial



Overall Site Plan



Site Amenities



Site Amenities



- Utilizing Woonerf as open space
 - Closure for events
 - Flush curb with park
 - Paving patterns for pedestrian and vehicular zones
 - Festoon lighting



- Park acts as a gathering space with interesting / inviting landscaping, benches, and lighting
- Lawn area provided for activities



Architecture



Unit Type Plan

Unit Mix:

- 33 – 20's
- 52 – 14's
- 5 – ADU's (14's)

■ The Addison

■ The Barnett

■ The Corcoran



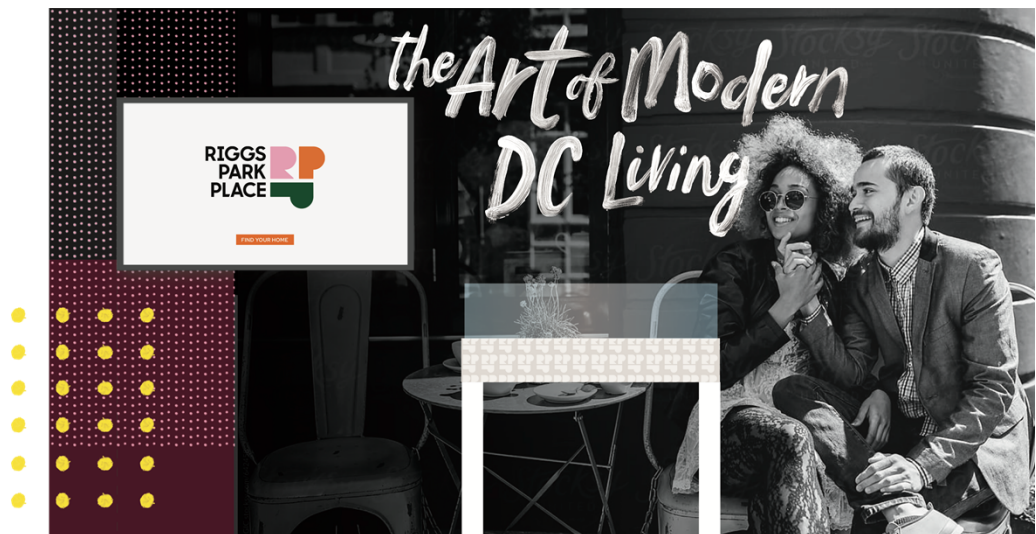
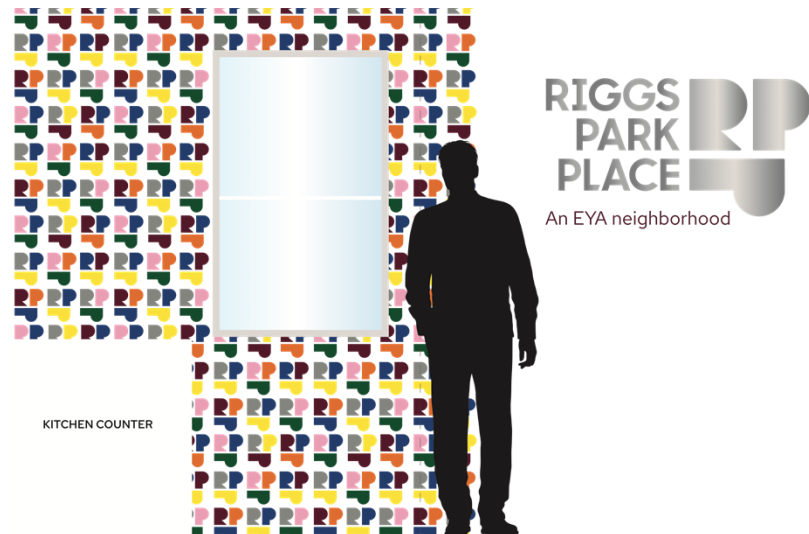
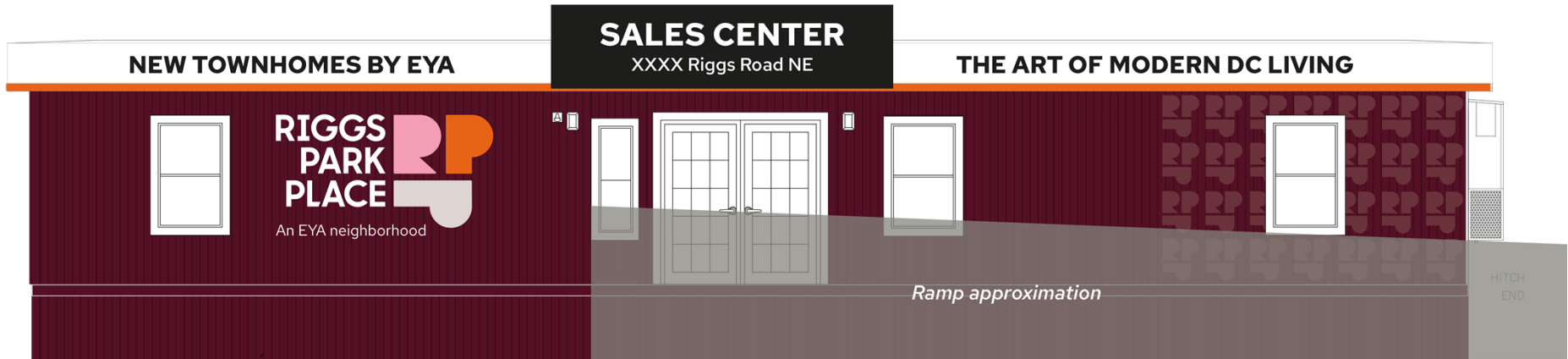
Townhouse ADU Program

| Unit Type | Level of Affordability | Number of Units |
|-----------|------------------------|-----------------|
| 3 BR | >30% AMI and ≤50% AMI | 2 |
| 3 BR | >50% AMI and ≤ 80% AMI | 3 |
| Total | | 5 |

- ADU Program is defined by the Affordable Housing Covenant, which is part of our executed agreement with DMPED
- All ADU's are 3BR's and 3-Levels
 - Exterior finishes to be same as market rate units
 - Interior base finishes, appliances, and equipment to be the same as market rate units
 - Same options offered in ADU's as MRU's at the market rate price.



Sales Center



Multifamily Building

| Unit Type | Level of Affordability | Number of Units |
|------------------------|------------------------|-----------------|
| Studio, 1 BR, and 2 BR | ≥30% AMI | 8 |
| Studio, 1 BR, and 2 BR | >30% AMI and ≤50% AMI | 22 |
| Total | | 30 |

| 2019 LIHTC Rents | | | | |
|------------------|-----------|------------|--------|-------|
| Unit Type | AMI Level | Unit Count | SF | Rent |
| STUDIO | 30%/PSH | 2 units | 500 SF | 1,229 |
| STUDIO | 50% | 1 units | 500 SF | 1,062 |
| 1BR | 30%/PSH | 16 units | 650 SF | 1,307 |
| 1BR | 50% | 62 units | 650 SF | 1,138 |
| 2BR | 30%/PSH | units | 750 SF | 1,365 |
| 2BR | 50% | 3 units | 750 SF | 1,586 |



Schedule



- Virtual Sales Opening – May 27, 2020
- Sales Trailer Opening – Approximately June 1, 2020
- Close on Ground – June 15, 2020
- Break Ground – July 1, 2020
- Vertical Construction Start – December 1, 2020
- First Townhouse Settlement – May 1, 2021
- Final Townhouse Settlement – May 2024
- Multifamily Closing – September 2022
- Multifamily Completion – October 2024