

Principles

- Neighborhood engagement and participation
- Community benefits
- Placemaking and unique architecture
- Expedited delivery schedule
- Immediate retail, jobs and training
- Long term partnership through social impact investment

Community Benefits

Delivered

- Jobs & Contracting Opportunities
- Job Training
- Housing
- Community Space
- Wellness, Sports, and Arts Programming
- Campus for all ages, including youth and seniors
- Underground parking garage



Local Team with World-Class Partners























Opportunities for Local Ward 8 Businesses &

Organizations

















Lighthouse Baptist Church









SAVATECH

A Track Record of Success



Milestone	Completion Date
Land Disposition Agreement Execution	May 2016
Parcels 10/14/17 Financial Closing	February 2018
Entertainment and Sports Arena Opening	September 2018
Parcel 11 Financial Closing	October 2018
Parcel 11 Apartment Groundbreaking	November 2018
Phase One Infrastructure Completion	December 2018
Parcel 17 Office Tenant Executed Lease	4Q2018/1Q2019 (Proposed)
Parcel 10/14a Townhomes Groundbreaking	4Q2019/1Q2020 (Proposed)
Parcel 17 Office Groundbreaking	2Q2020 (Proposed)











Jobs and Opportunities

- 2,572 jobs and contracting opportunities, including 1,000 construction jobs
- Ward 8 Business Engagement
 - Community Based Retailer Initiative
- CBE Contracting Opportunities for Congress Heights/Ward 8 small businesses



Jobs Summary

	Office	Hotel	Retail	Multifamily	Construction	Total
Jobs	900	146	500	26	1,000	2,572





Workforce

Development

- Workforce Development and Job Training Initiatives
- Detailed Process for Job Training
- Track record of supporting Ward 8 businesses and nonprofits

















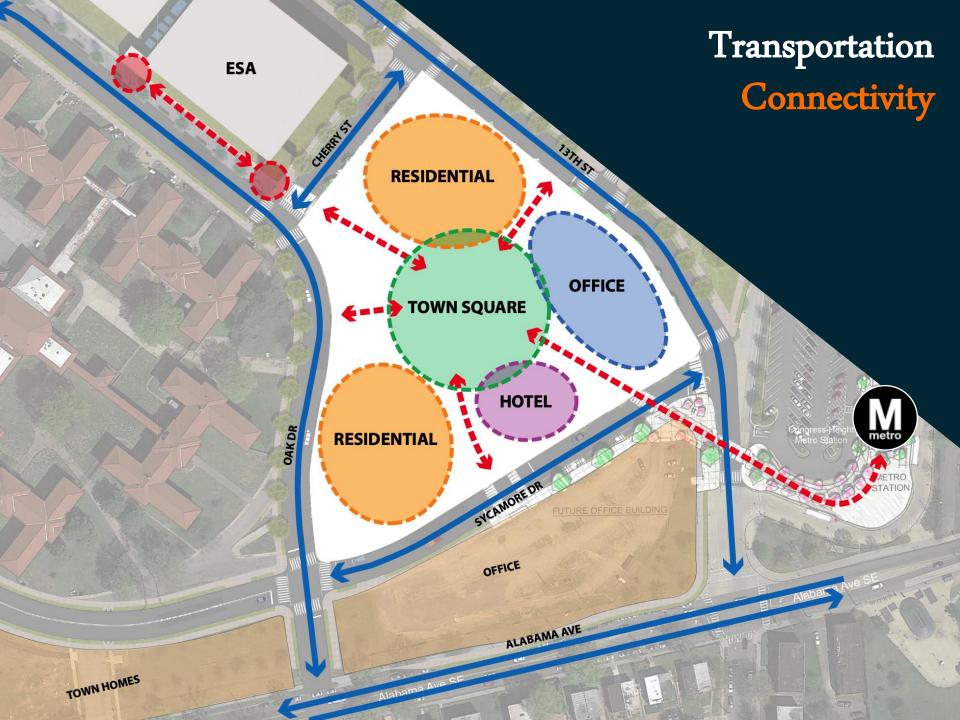






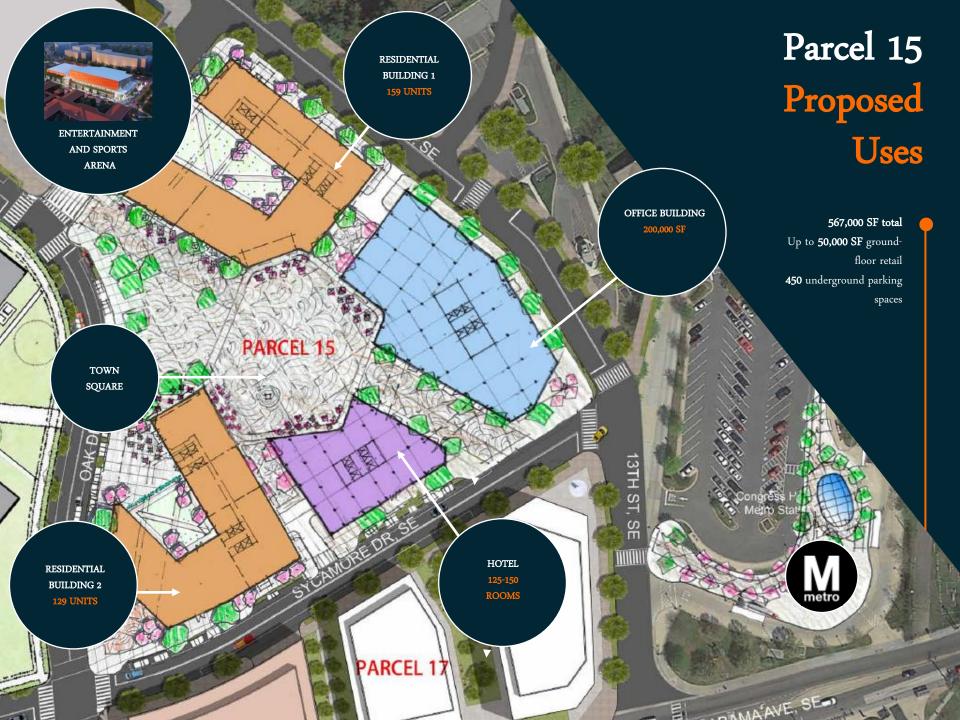








Timeless Beauty & Sustainability



Family Size Units

& Affordability

We look forward to working with the Ward 8 community to determine their ideal housing mix.

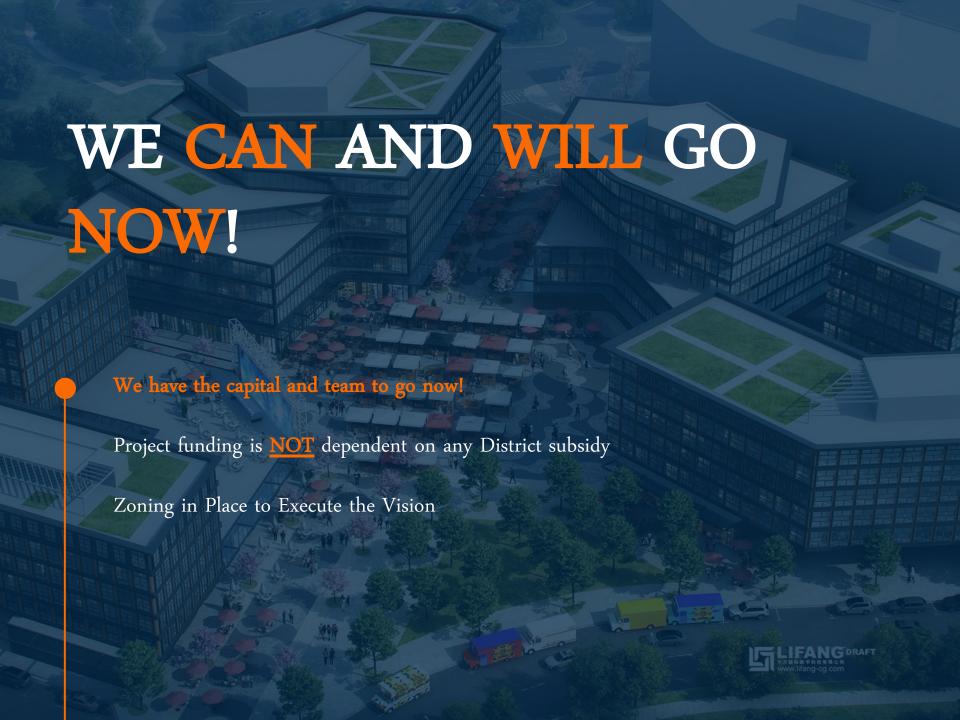
Unit Size	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Family Size	1	2	3	4
If Your Annual Income is: (30% MFI)	\$24,600	\$28,150	\$31,650	\$35,150
Your Rent Today Would Be:	\$600	\$640	\$770	\$890
If Your Annual Income is: (50% MFI)	\$41,000	\$46,900	\$52,750	\$58,600
Your Rent Today Would Be:	\$990	\$1,070	\$1,280	\$1,490
If Your Annual Income is: (60% MFI)	\$49,200	\$56,250	\$63,300	\$70,300
Your Rent Today Would Be:	\$1,190	\$1,280	\$1,530	\$1,790



Project Schedule

PARCEL 15

Milestone	Proposed Completion Date
Final Selection and Notice	January 2019
Begin Community Outreach & Engagement	January 2019
Retail Activation	January 2019
Execution of Disposition Agreement	April 2019
Closing and Submission of Closing Payment	August 2019
Construction Commencement	August 2019
Substantial Completion of Construction of Last Phase	February 2021
Final Completion of Construction of Last Phase	March 2021



A Winning Proposal

Over <u>2,572</u> jobs

Commitment to local hiring, with priority given to Ward 8 businesses and CBEs

Quality housing for a mix of incomes and families

\$150 million+ tax revenues to the District over 30 years

High quality building materials

Maximizes living, working, shopping and hospitality space

Large, community plaza with programming for all ages

No District subsidies & fastest timeline