

An aerial architectural rendering of a modern office building complex. The buildings feature dark glass facades and multiple levels of green roofs with various landscaping elements like trees and walkways. People are depicted walking on the courtyards and rooftops, suggesting a vibrant, community-oriented workspace. The scene is set in an urban environment with trees and a street with parked cars and delivery vans visible at the bottom.

A Vision Worthy of your Partnership

DECEMBER 2018

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

REDBRICK LMD 
GRAGG CARDONA PARTNERS

 Emerson
Collective


MONUMENTAL
SPORTS & ENTERTAINMENT

 THINK
LOCAL
FIRST!

 JOSÉ
ANDRÉS
THINKFOOD
GROUP

 Adjaye Associates

the
museum

 CHCTDC
CONGRESS HEIGHTS
COMMUNITY TRAINING & DEVELOPMENT CORPORATION

WINSTANLEY
ARCHITECTS & PLANNERS

INDUSTRIAL
BANK

 TRAINING
GROUNDS

Opportunities for Local Ward 8 Businesses & Organizations



Lighthouse Baptist Church



SAVATECH

A Track Record of Success

REDBRICK LMD 
GRAGG CARDONA PARTNERS

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)

Aerial Campus View



Gateway to The Arena



Town Square & Retail



Town Square & Retail



Interim Retail Activation Option

Retail activation curated by Ward 8's own, Greg Harrison

- Immediate activation of a Town Square
- Food and entertainment program that complements the ESA and Congress Heights community
- Best in class regional and local retailers from Congress Heights and Ward 8



**the
museum**

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



Internships

Ballou High School Student Internships & Apprenticeships



Workforce Development

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



Campus Vision & Placemaking

ENTERTAINMENT AND SPORTS ARENA



Aerial Campus View



Transportation Connectivity



Gateway to The Arena



Timeless Beauty & Sustainability



Parcel 15 Proposed Uses



ENTERTAINMENT
AND SPORTS
ARENA

RESIDENTIAL
BUILDING 1
159 UNITS

OFFICE BUILDING
200,000 SF

567,000 SF total

Up to 50,000 SF ground-
floor retail
450 underground parking
spaces

PARCEL 15

TOWN
SQUARE

RESIDENTIAL
BUILDING 2
129 UNITS

HOTEL
125-150
ROOMS

PARCEL 17



Congress H
Metro Stat

13TH ST, SE

SYCAMORE DR, SE

OAK DR

RAMA AVE, SE

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



ENTERTAINMENT AND SPORTS ARENA

PARCEL 15

HOTEL

PARCEL 17

Hotel

125-150 rooms

Hotel training program for Ward 8 workers

Approximately 146 hotel jobs including:

- Hotel General Manager, Group Sales Officials, Spa Managers, Event Planners, Wedding Coordinators, Event Managers, Executive Chef, Cooks, Beverage Managers, Restaurant Hosts/Hostesses, Front Desk Workers, Concierge Staff, Bellhops, Cleaning Staff, Guest Services Associates

13TH ST, SE

Congress H Metro Station



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

WE CAN AND WILL GO NOW!

● We have the capital and team to go now!

Project funding is NOT dependent on any District subsidy

Zoning in Place to Execute the Vision

A **Winning** Proposal

- Over **2,572** 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**